

FOR LEASE - Office Space Available

950 New Loudon Road, Latham, NY 12110



**\$18.50 / SqFt
Modified Gross**

Property Highlights

- Rent: \$18.50 / SF Modified Gross + Utilities, Janitorial and Pro Rata Share of Opex Increases After Base Year.
- Size: +/- 41,413 SF
- Availability: 20,155 SF
- Frontage: 440'
- Built: 1985 / Common area upgrades underway
- Parking: 165 Paved Spaces / 4:1 Parking Ratio
- HVAC: Gas-Fired RTU's / Central AC
- Elevators: 2 Passenger Elevators
- Sprinkler: Yes
- By Right Uses: offices, medical, retail, daycare, restaurant, and other retail uses.

Property Information

Property is under new ownership and common hallways/bathrooms have been upgraded. Very central location just off the Northway and close to both medical and professional office tenants in the surrounding neighborhood. Locally owned and managed by a very experienced landlord.

Suite 100: 3,664 SF
Suite 108: 7,378 SF
Suite 231: 2,935 SF
Suite 260: 1,219 SF
Suite 300: 4,959 SF

William "Felton" McLaughlin,
CCIM, SIOR
o: 518 465 1400 Ext. 208
c: 518 428 1164
e: fmclaughlin@naiplatform.com

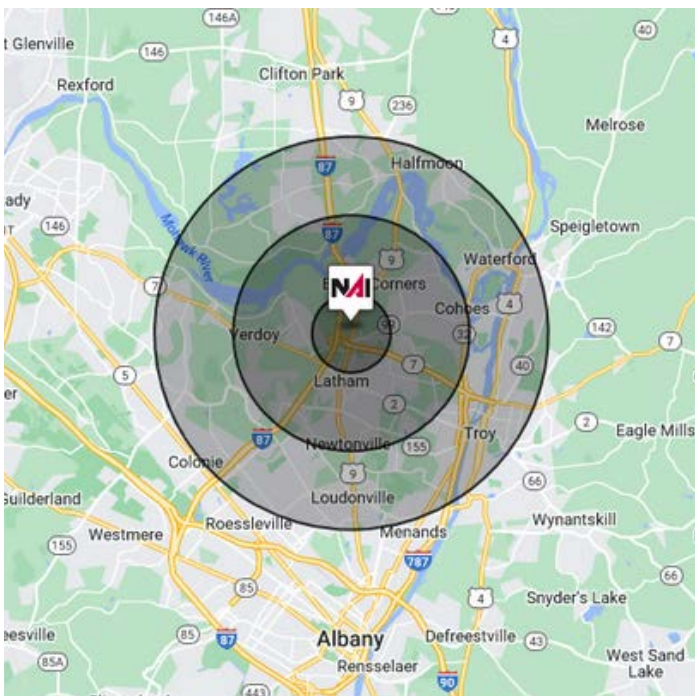


James "Jay" Verro, CCIM
o: 518 465 1400 Ext. 214
c: 518 369 5048
e: jverro@ccim.net





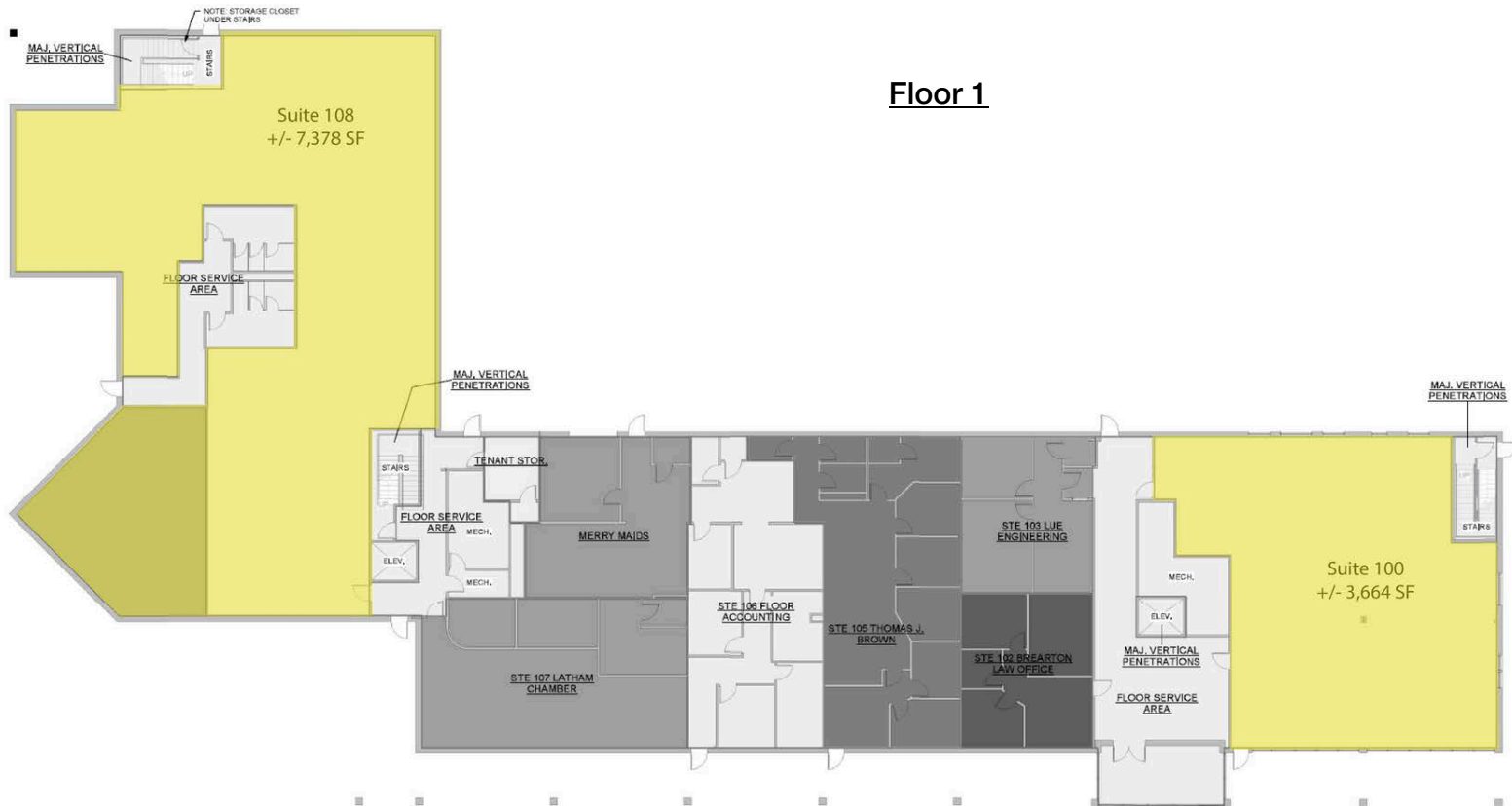
Demographics Of Surrounding Area



	1 Miles	3 Miles	5 Miles
Total households	1,557	19,904	61,617
Total population	3,973	47,166	143,527
Population white	63.1%	72.9%	70.8%
Population black	8.7%	7.0%	10.6%
Population hispanic	4.7%	5.2%	6.7%
Population asian	19.7%	11.0%	7.9%
Population pacific islander	0.0%	0.0%	0.0%
Population american indian	0.3%	0.3%	0.3%
Population other	1.7%	1.7%	2.4%
Persons per household	2.6	2.4	2.3
Average household income	\$132,546	\$114,375	\$105,981
Average house value	\$398,277	\$357,270	\$336,571
Average age	41	43	42
Average age male	40	41	40
Average age female	42	44	43

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Floor Plans:



Building Highlight Pictures:

