

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

**711-713 TROY SCHENECTADY RD
LATHAM, NY 12210**

CLASS A MEDICAL OFFICE SPACE



SPACE AVAILABLE RANGING FROM 1,000 SF TO 205,000 SF

Conveniently located immediately off Route 7 in Latham
Within minutes of Exit 6 off I-87 and Albany International Airport
Less than 15 minutes of all area hospitals
Surrounded by hotels, restaurants, banks, and retail
Over 40,000 vehicles drive by every day
On-site café serving breakfast, lunch, and gourmet coffee
1,800 on-site parking spaces (6.95 / 1,000 SF)
Proactive and professional property management
Will subdivide and build to suit

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

KYLE BRADLEY, CPA
NYS Licensed Associate Real Estate Broker
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

AVAILABLE FOR LEASE
INQUIRE FOR PRICING

Building owned and managed by
HEALTHCARE REALTY



Adding Value Through Professional Real Estate Services

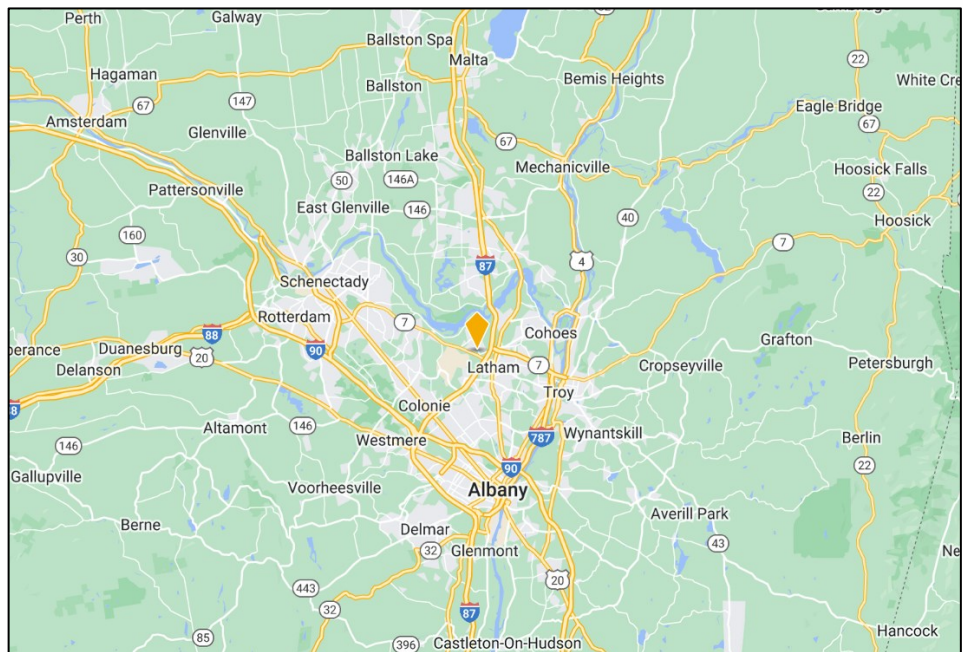
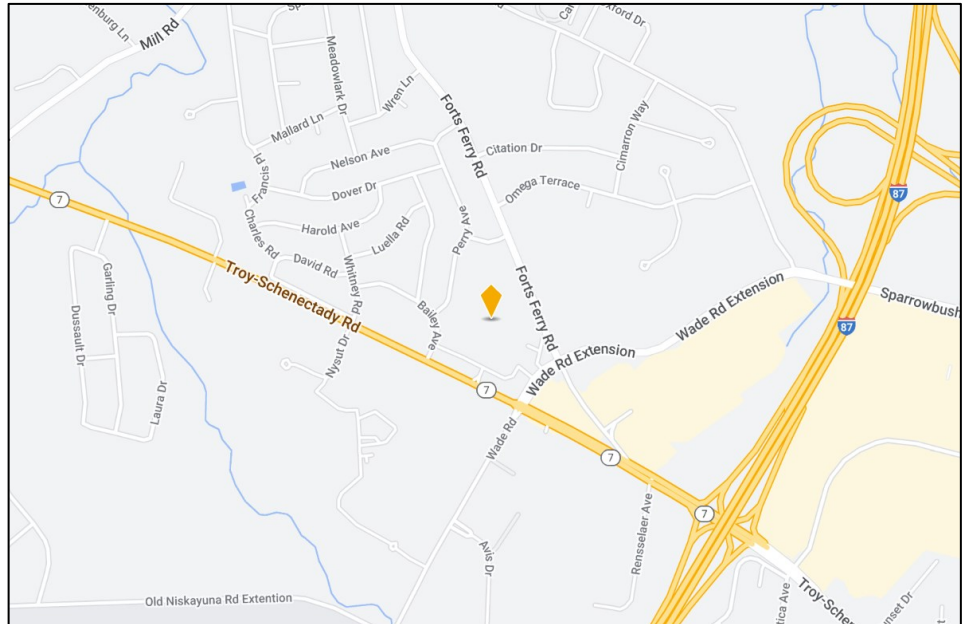
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LOCATION



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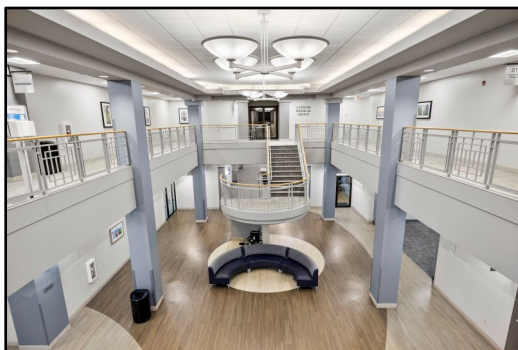
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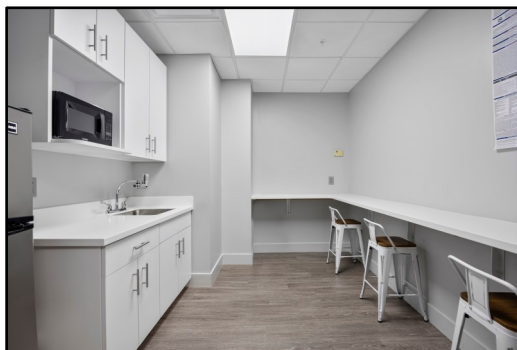
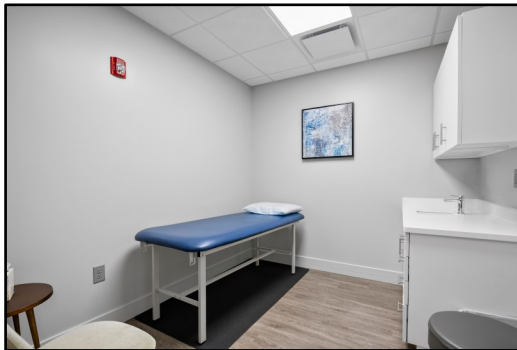
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FIRST FLOOR



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SECOND FLOOR



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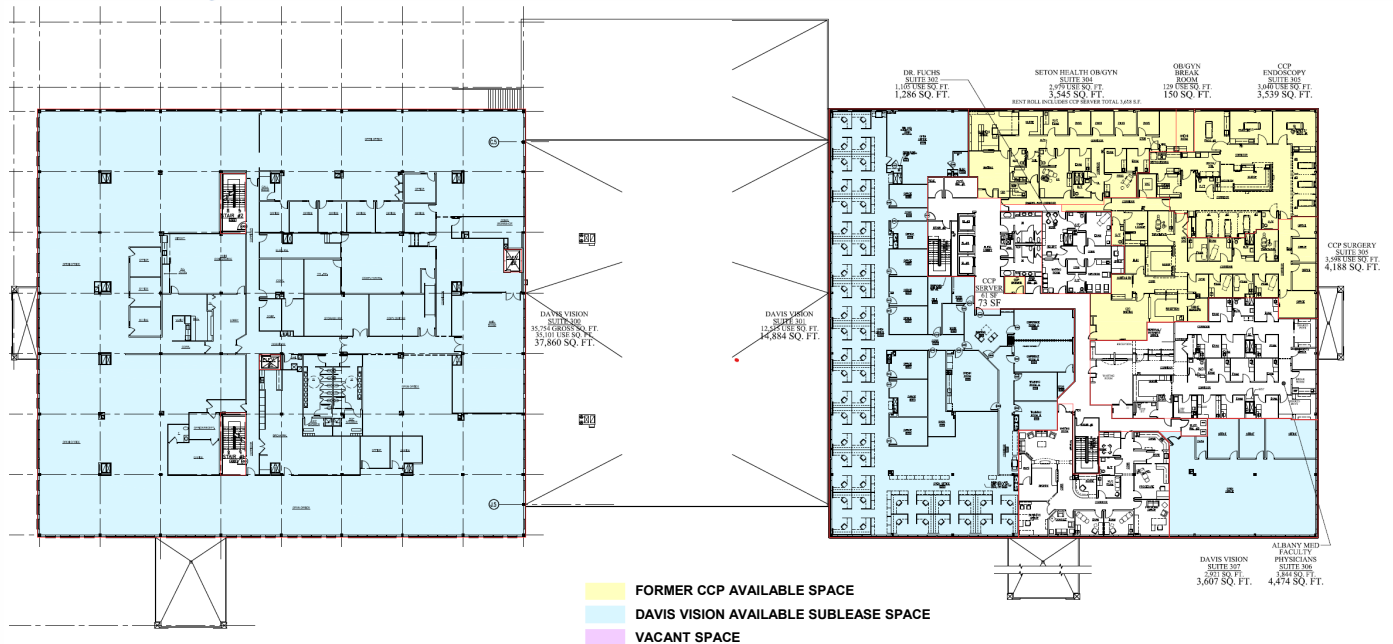
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SPACE
AVAILABILITY

THIRD FLOOR



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	14,834	130,221	501,778
2023 Population	15,359	136,634	519,127

Households

	2 mile	5 mile	10 mile
2010 Households	5,991	54,912	207,869
2023 Households	6,223	57,932	215,546

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$107,394	\$93,745	\$90,818
Median Household Income	\$91,706	\$74,506	\$69,579

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$283,987	\$249,355	\$227,726
Median Year Built	1971	1965	1959

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