



**Pyramid Brokerage
Company**



**FOR SUBLEASE
31 BRITISH AMERICAN BLVD
LATHAM, NY 12110**

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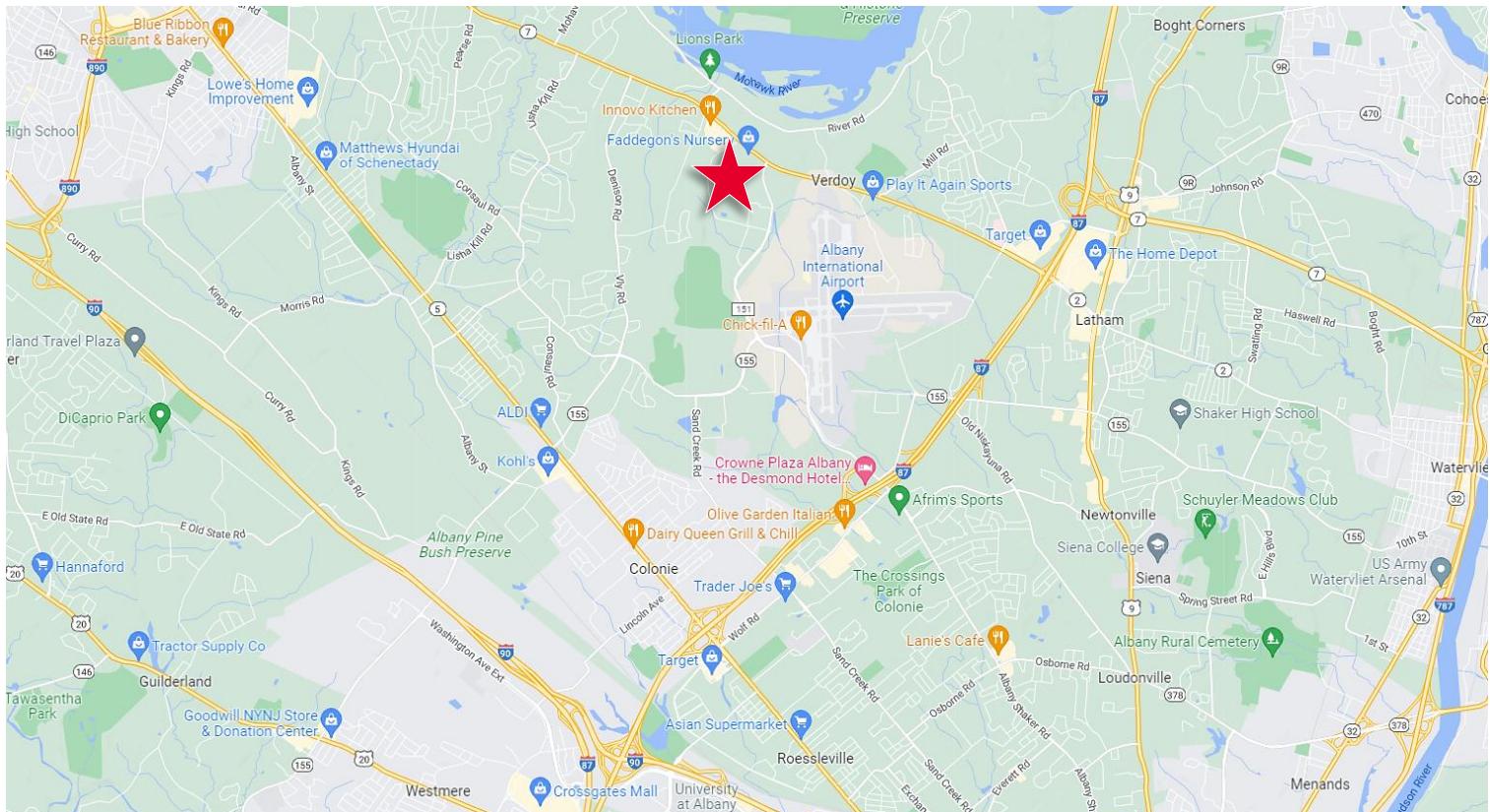
PROPERTY DESCRIPTION

4,678-51,912± SF fully furnished office space in prime location. Plenty of private offices, conference rooms, training rooms, mothers room, cubicles, and a full kitchen. A must see!

PROPERTY HIGHLIGHTS

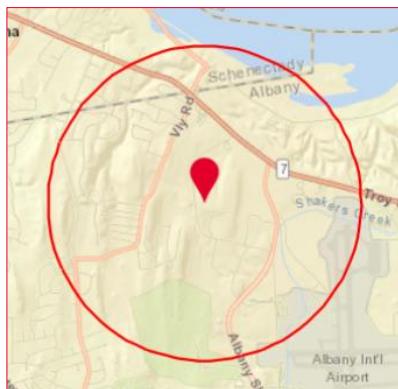
County:	Albany County	Year Built:	1999
Locale:	Airport Park	Term:	7 Years
Lease Type:	Sublease	OH Doors:	2
Total Bldg. SF:	51,912±	Ceiling Height:	10'
Max Contiguous SF:	51,912±	Stories:	1
Min Divisible SF:	4,678±	Condition:	Excellent

PROPERTY LOCATION MAP



DEMOGRAPHICS

(Ring of 1 Mile)



GENERAL DEMOGRAPHICS



1,483

2021 Household Population (Esri)



1,661

2021 Total Population (Esri)



2.26

2021 Average Household Size (Esri)



339

2021 Total (SIC01-99) Businesses

8,045

2021 Total (SIC01-99) Employees

Businesses

Company/Business Name	Employee Count
FIDELIS CARE NEW YORK	5
GUARDIAN LIFE INS CO AMER	2
PREFERRED GROUP PLANS INC	5
BRITISH AMERICAN REALTY LTD	4
NY PREFERRED BROKAGE	20
ATM	0
AYCO CO LP	300
FIRST CARDINAL CORP	36
NEW YORK MUTUAL UNDERWRITERS	13

SERVICES SUMMARY



159

Service Businesses (SIC)



\$312,146

Service Sales (\$000) (SIC)



3,545

2021 Daytime Population: Workers

TRANSPORTATION BUSINESS



10

2021 Transportation (SIC40-47) Businesses



48,973

2021 Transportation (SIC40-47) Sales (\$000)



190

2021 Transportation (SIC40-47) Employees

OCCUPATION



899

2021 Civilian Population in Labor Force



3.0%

2021 Unemployment Rate (Esri)



339

2021 Total (NAICS11-99) Businesses

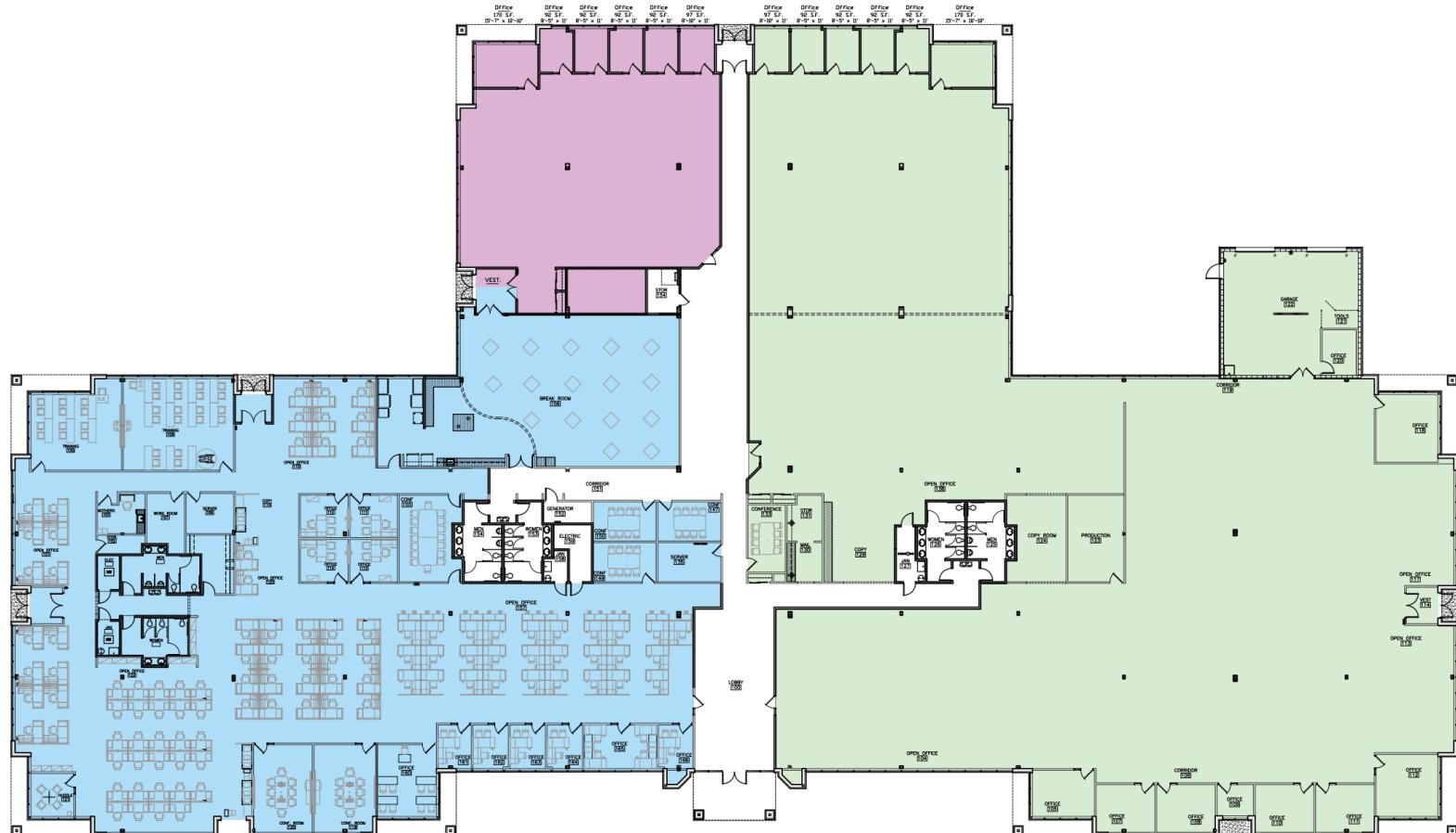
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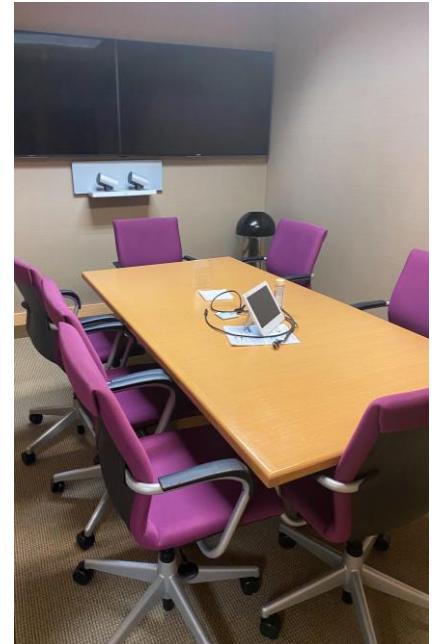
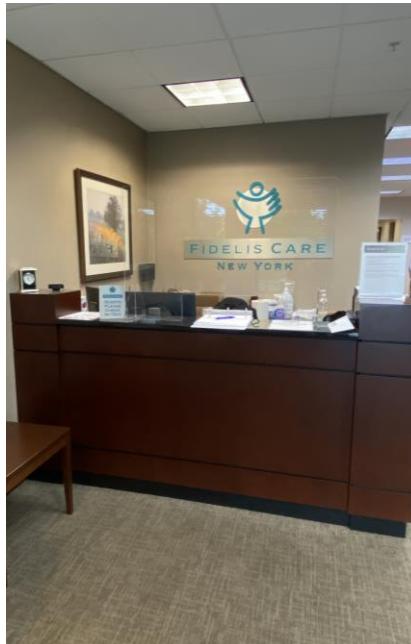
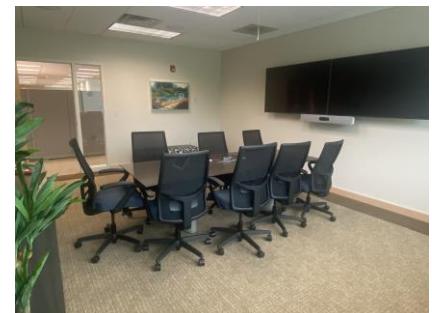


FLOOR PLAN



Centene Fit-Up Area:	Vacant Space:	Vacant Space:
18,113.34 Usable S.F. 19,932.67 Rentable S.F.	4,251.62 Usable S.F. 4,678.66 Rentable S.F.	24,414.65 Usable S.F. 26,866.89 Rentable S.F.

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For further information, contact:

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