

# FIRST COLUMBIA

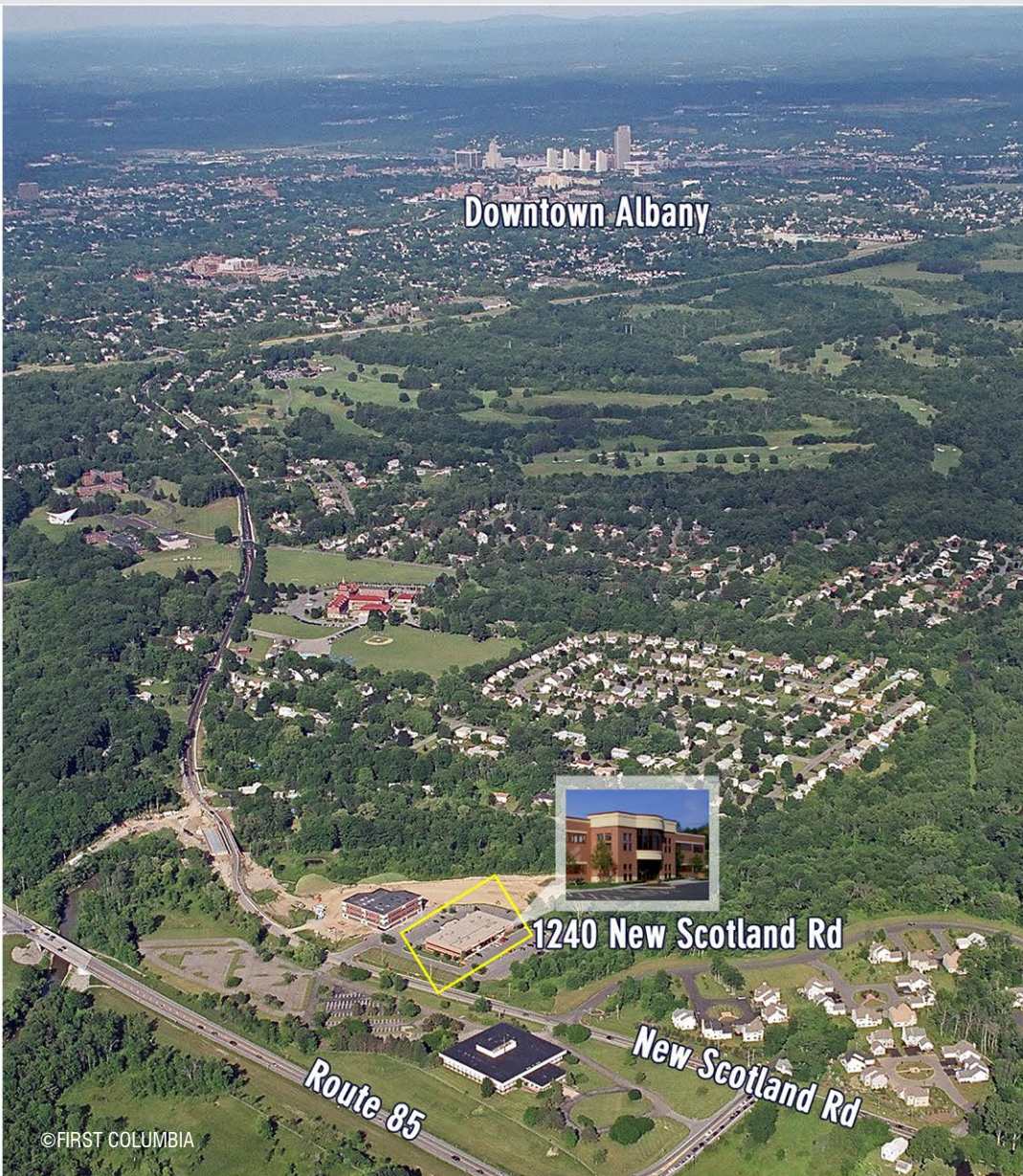
PROPERTY SERVICES



11240

**NOW LEASING**  
**PRIME MEDICAL / OFFICE SPACE**





## PRIME LOCATION FOR HEALTHCARE + OFFICE USERS

Slingerlands Medical Arts Building at 1240 New Scotland Road is a class A facility with ideal proximity to St. Peter's Hospital and Albany Medical Center. The Building's prime location just off Route 85 in Slingerlands makes it easily accessible from anywhere in the Capital District. In addition, Practices benefit from the surrounding residential communities of Albany, Delmar, Guilderland, and New Scotland. Practices in the Park include: Ear, Nose & Throat, Neurosurgery, Pain Management, Physical Therapy, Retina Specialist, Ophthalmology including Pediatric specialty, Women's Health, Psychiatry, Pediatrics Group, Sleep Center, and Blood Draw.

Located along the Normans Kill Creek, this suburban medical office building offers tenants easy access to area highways, downtown Albany, and major hospitals including Albany Medical Center and St. Peter's Hospital.

1240 New Scotland Road can offer tenants and patients a vast array of services all within a short distance with an easy commute from all points of the Capital District. Organizations can benefit from being within close proximity to large residential areas of Albany, Delmar, Guilderland, and the growing population of New Scotland.





**AVAILABLE**  
41,173+/-SF

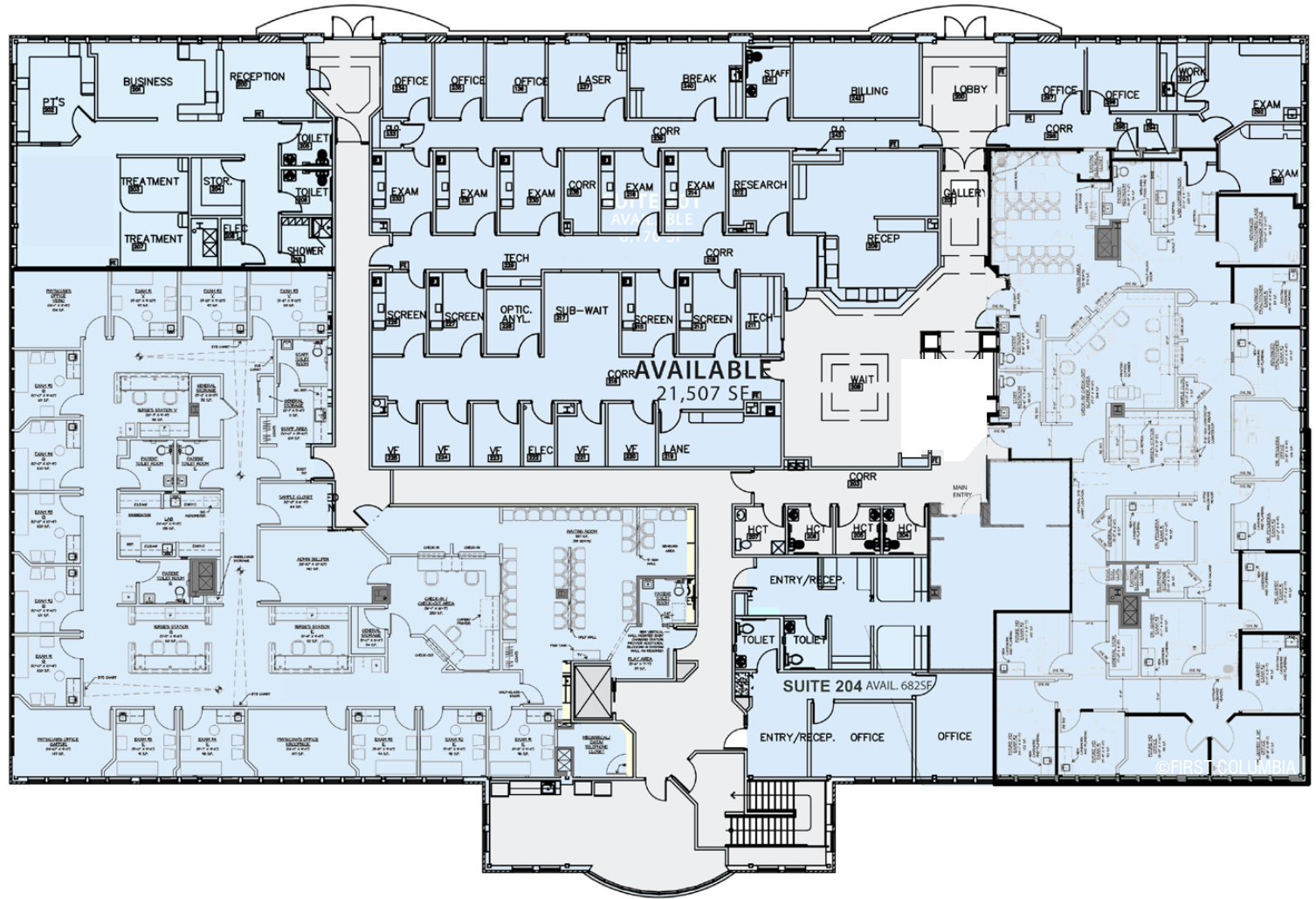


# FLOOR 1

21,666 +/- SF AVAILABLE



**FLOOR 2**  
21,507 +/- SF AVAILABLE







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PROPERTY SERVICES

**CECELIA BETTE**

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