

# FOR LEASE - CROSSROADS PLAZA

Medical Suite

7A / 7B Johnson Road, Latham, New York 12110



## PROPERTY OVERVIEW

Central location 1/4 mile from Northway Exit 7 w/ easy access for patients and employees. High-visibility 6436 SF former pediatrics space located on north end-cap in Crossroads Plaza. (2) 200-amp 3-phase electric service in place.

Other medical practices in plaza include Albany Regional Eye Surgery Center and Pinnacle Upstate MRI. Landlord can finance medical build-outs. Also works for other retail uses. \$13.50 NNN and the nets are \$5.24/SF

## Quality Medical Buildout Includes

- 400 SF reception area
- 24-seat waiting room
- 12 exam rooms
- 5 doctor's offices or exam rooms
- 2 nurse's stations
- Medical records room
- 410 SF break room
- 2 unisex patient bathrooms
- 1 unisex employee bathroom

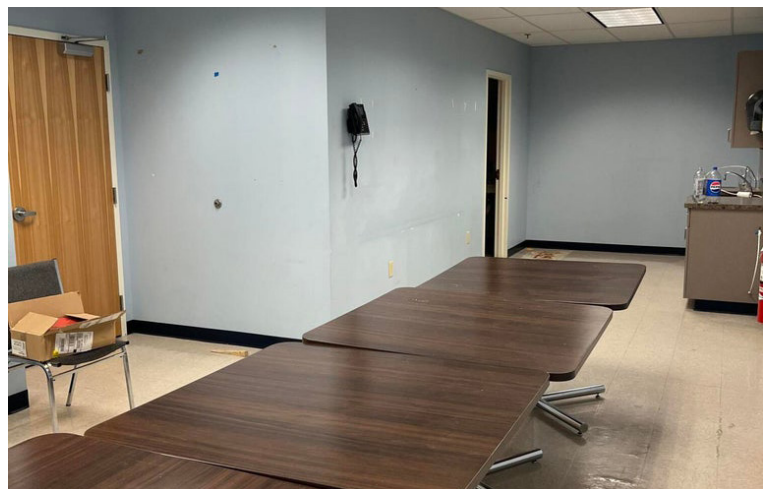
## OFFERING SUMMARY

Lease Price:	\$13.50/SF	Parking:	600	Condition:	Excellent
Zoning:	COR	Ceiling Height:	14'	Year Built:	1996
Total Building SF:	114,636	Heat/ A.C.:	Central		
Available SF:	6,436	Construction:	Block/Steel Frame		

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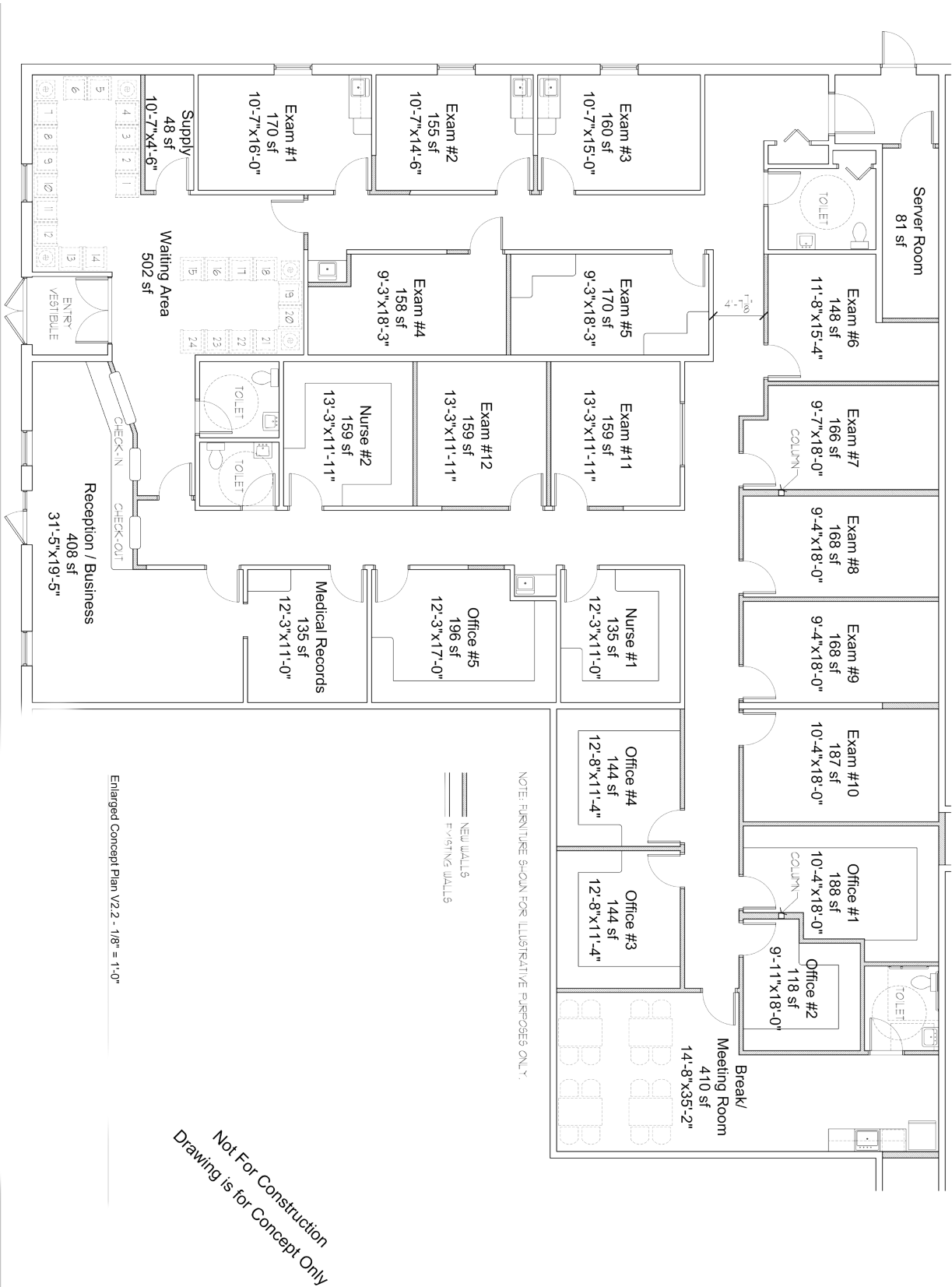
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## **William "Felton" McLaughlin, CCIM, SIOR**

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Since joining NAI Platform in 2005 and where he was named top producer in 2014 and 2015, Felton McLaughlin has focused on office, investment, and re-development properties in the Capital Region.



## **James "Jay" Verro, CCIM**

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Jay is a CCIM and commercial real estate practitioner with 32 years of experience in the real estate industry- including sales, investment property analysis, leasing, property management, and tax credit properties.

