

2,664 SF
FIRST FLOOR OFFICE SUITE

FOR LEASE

1003 NEW LOUDON ROAD, LATHAM, NY 12110



LEASE RATE:
\$17.75/SF
MODIFIED GROSS



PRIVATE
ENTRANCE



BRAND
NEW
BUILDOUT



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

INTRODUCTION:

Property Overview

LAST AVAILABLE SUITE! 1003 New Loudon is located in one of the Capital Region’s premier office and retail corridors. New Ownership recently completed entire interior and exterior facade renovations. Exterior improvements include complete facade overhaul as well as new parking lot with new landscape islands providing a Class A appearance. Landlord to provide aggressive tenant improvement allowances for interior built out.



Construction	Steel/Masonry
Building Size	30,887 SF
Available	2,664 SF
Stories	2
Elevators	1
Lot Size	3.01 Acres
Delivery	Approx. 4 Months from Lease

Lease Rate	\$17.75/SF MG
Parking	5:1,000
Lighting	All New LED Fixtures
Sprinkler	New Sprinkler System

Roof	Rubber
Zoning	COR, Town of Colonie
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal

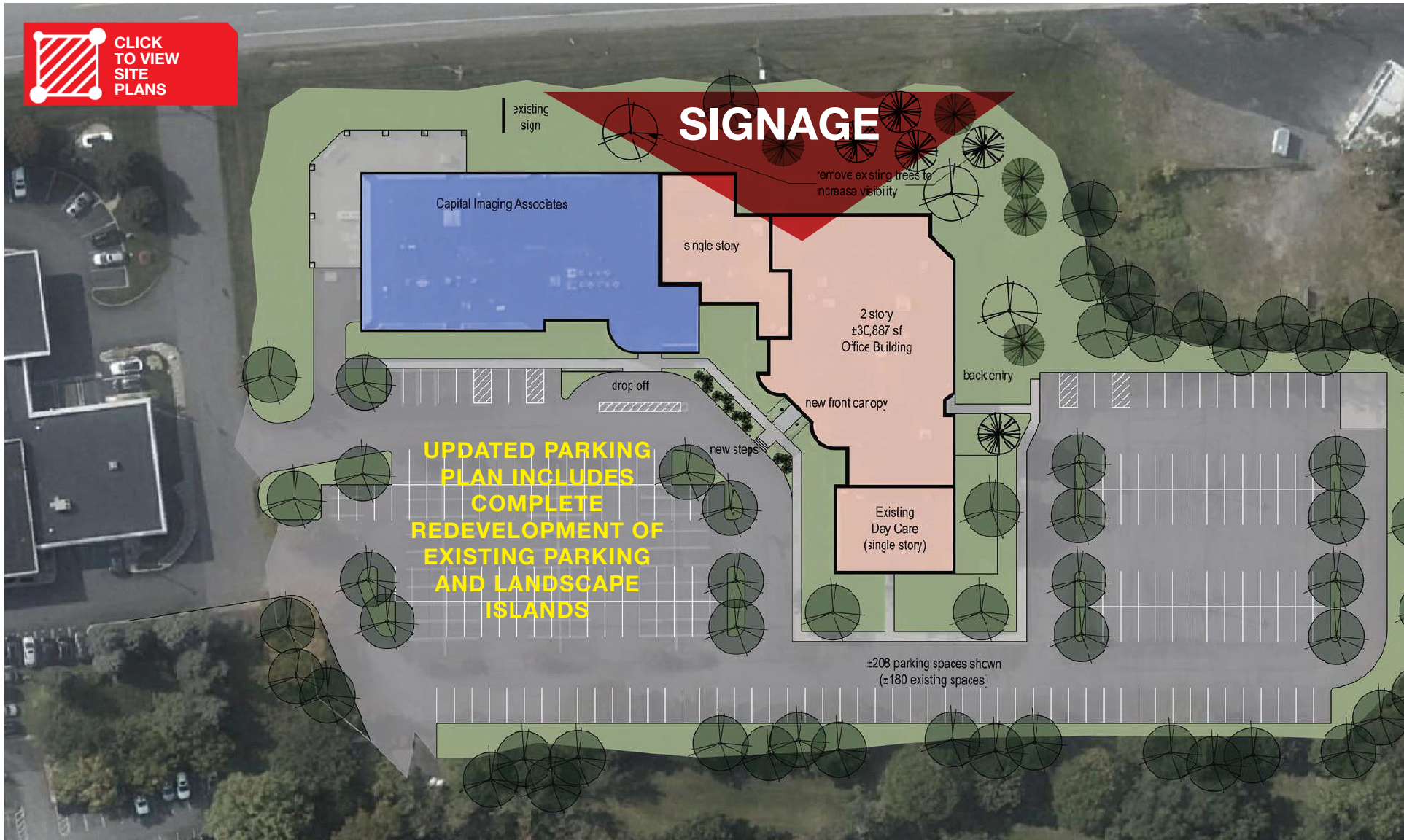
FIRST FLOOR



SECOND FLOOR



 [CLICK TO VIEW FLOOR PLANS](#)



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AREA MAP/NEARBY USERS



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CONNECTIVITY:

Excellent Access

Excellent synergy with neighboring medical imaging providers. Join AYCO, Blue Cross Blue Shield, Albany Med, and other Fortune 100 users. Private off-street parking shared with Capital Imaging. Route 9 signage visibility and easy access to I-87 and Route 7.

Downtown Albany	±9 miles
Albany International Airport	±6 miles
Route 9	Immediate Access
I-87 (exit 6) & Route 7	±3 miles



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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GOOGLE
MAPS



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