

**FOR
LEASE**

LOUDON SQUARE

399 ALBANY SHAKER ROAD
ALBANY, NEW YORK 12211

CLASS A PROFESSIONAL OFFICE SUITE



+/-2,255 SF 2ND FLOOR OFFICE SUITE

Conveniently located at the intersection of Albany Shaker Road & Everett Road
Less than three minutes to I-90 Exit 5 and less than eight minutes to I-87 Exit 4
Move-in ready - Available immediately
(6) Private Offices, Conference Room, Kitchenette, Reception, Copy / File Storage
Ample on-site surface parking
Exterior monument signage available
Proactive and professional property management
Daily in-suite janitorial included

AVAILABLE FOR LEASE

\$18.00 PSF
PLUS UTILITIES AND
INCREASES OVER BASE YEAR OPEX

Building owned and managed by



FOR MORE
INFORMATION
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CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

KYLE J. BRADLEY, CPA

NYS Licensed Associate Real Estate Broker
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

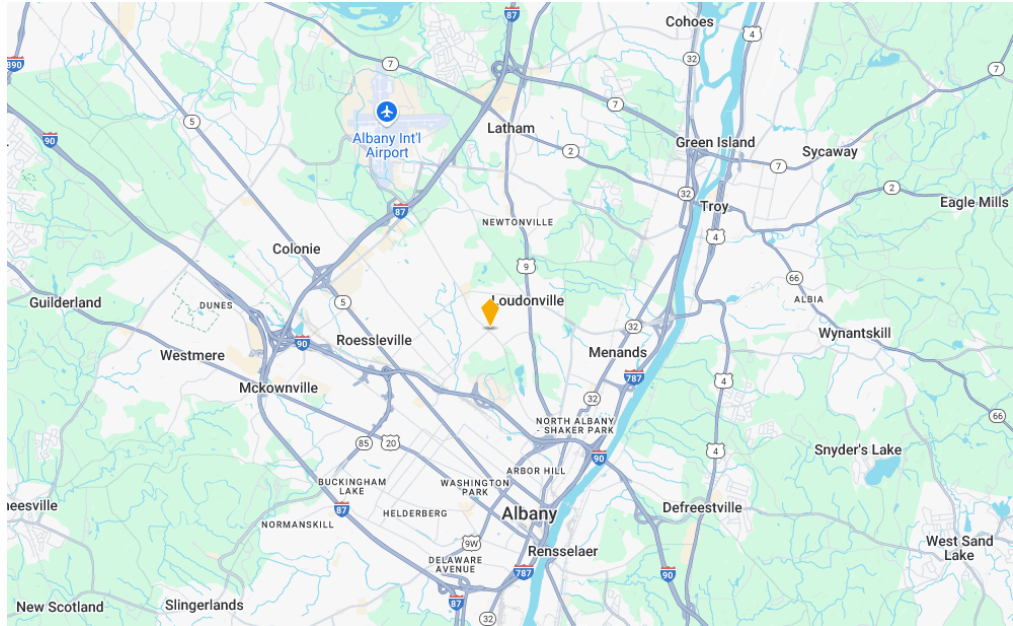
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readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



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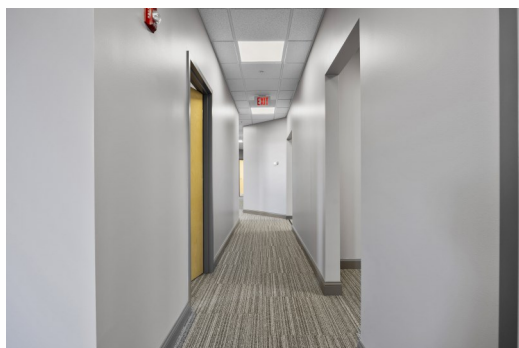
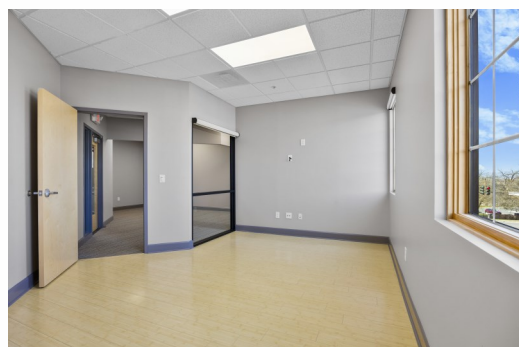
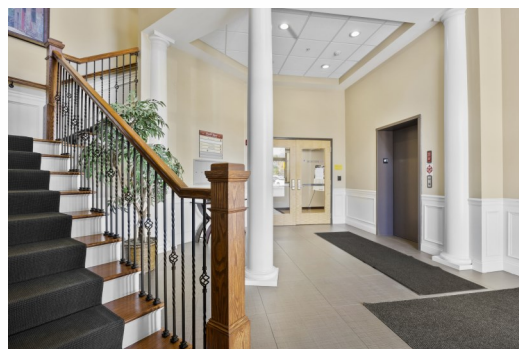
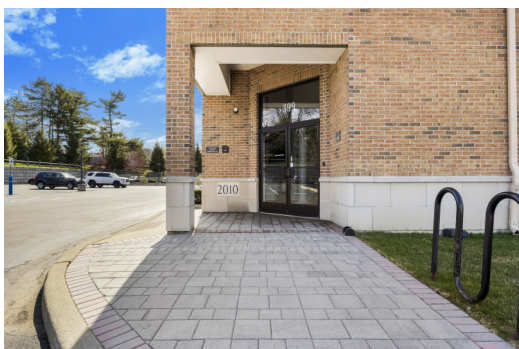
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PHOTOS



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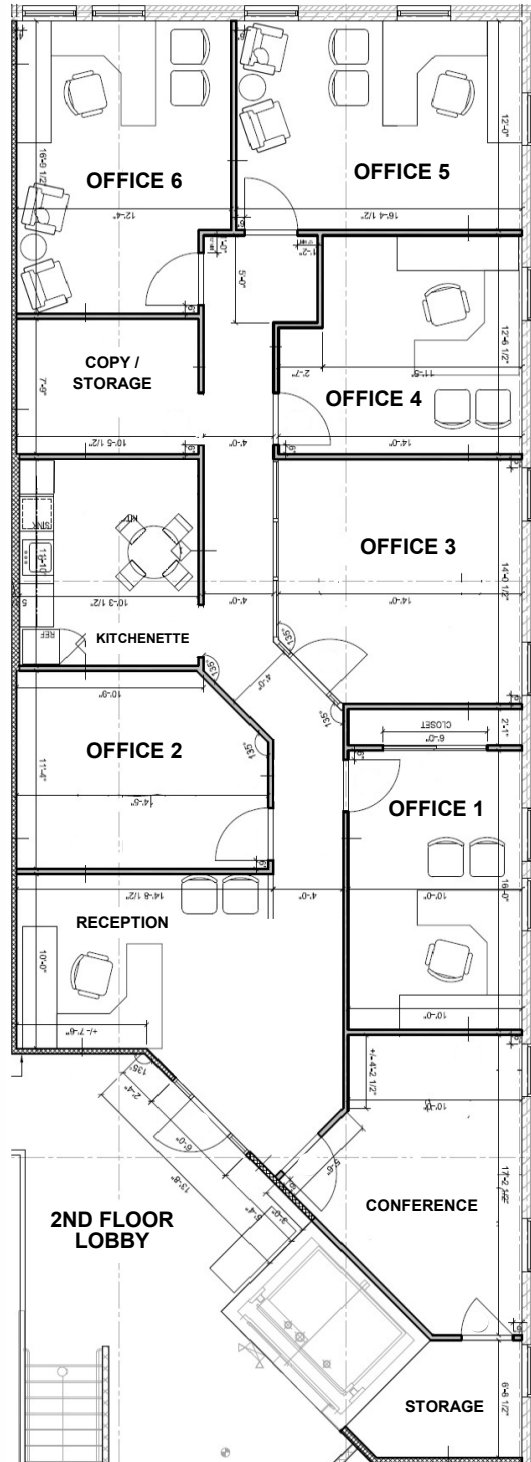
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2ND FLOOR

SUITE 200
2,255 RSF



(6) Private Offices
Conference Room
Kitchenette
Reception / Waiting
Copy Room
Ample Storage



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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	29,089	220,303	447,537
2024 Population	28,508	219,720	446,307

Households

	2 miles	5 miles	10 miles
2020 Households	12,305	93,745	188,643
2024 Households	12,008	93,050	187,151

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$106,214	\$85,293	\$98,888
Median Household Income	\$81,426	\$65,554	\$76,554

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$284,340	\$239,130	\$255,337
Median Year Built	1963	1959	1965

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