

**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
PLEASE
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
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Adding Value Through Professional Real Estate Services



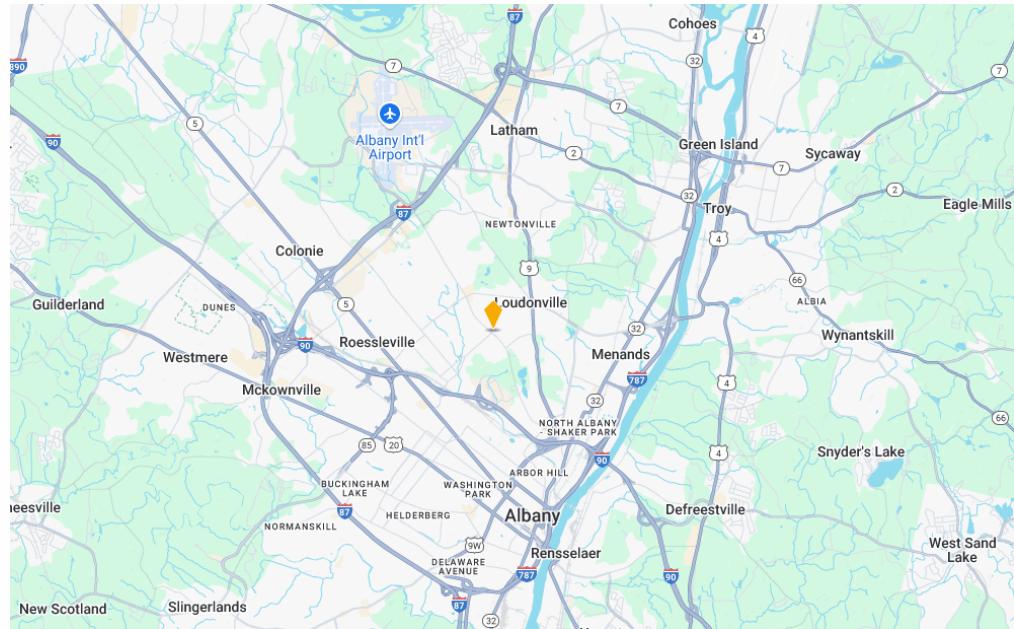
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LOCATION



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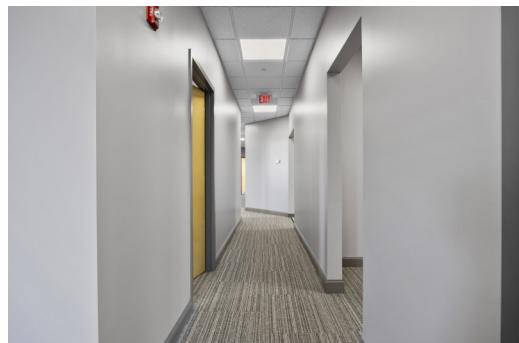
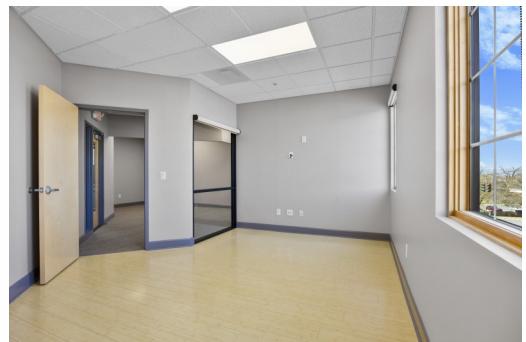
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PHOTOS



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 **Carrow**

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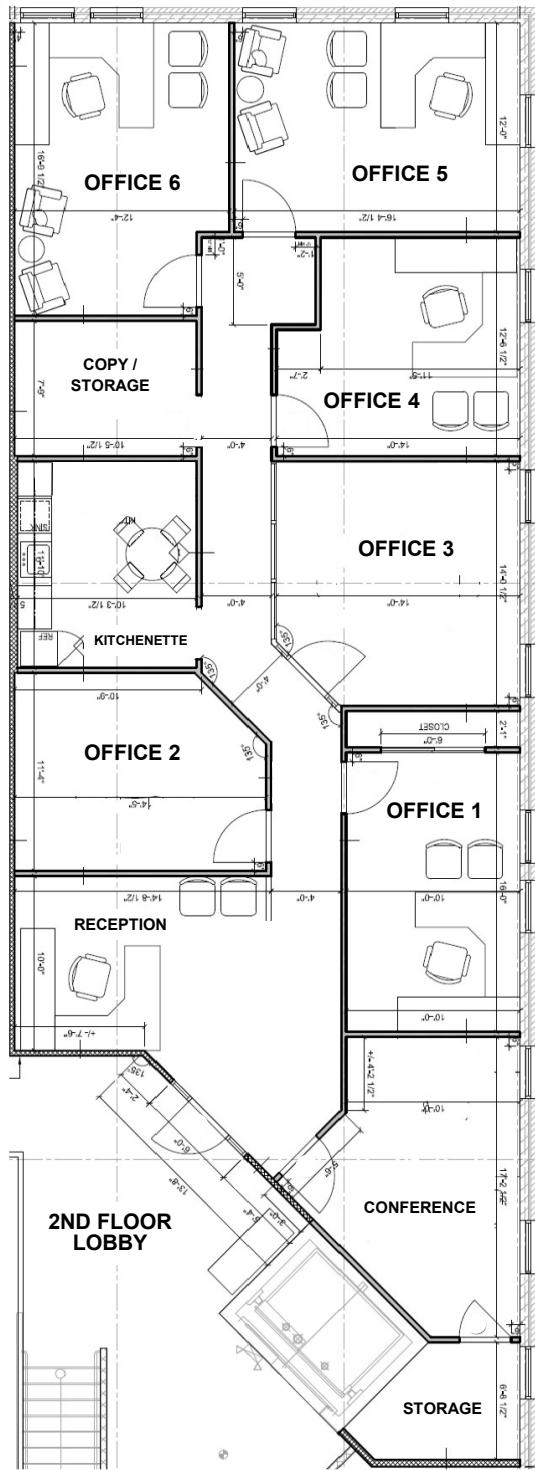
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ALBANY, NEW YORK 12211

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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