

950 New Loudon Road, Latham, NY 12110

LATHAM OFFICE/MEDICAL

FOR LEASE – HIGH-PROFILE OFFICE/MEDICAL



Spaces Available:

Suite 100 - 3,600 rsf

Suite 102 - 1,811 rsf

Suite 105 - 1,934 rsf

Suite 108 - 8,057 rsf

Suite 300 - 4,864 rsf

Central, High Visibility Location on Route 9 just north of I-87 exit 7 with easy access (via 87 and 7) for staff and clients

Located in close proximity to the new CDPHP/CCP building, Ayco, Latham Farms and numerous eateries

Locally owned, Professionally Managed Office Building

Ideal for Professional Office, Medical, Daycare, Restaurant and Retail

Recent Building Improvements including Modern Common Area Upgrades and New Paving

Plenty of Available Parking: 185 spaces (4.5/1000 sf parking ratio)



For More Information:

Amber Morrell

ADD Development & Management, Inc.

9D Johnson Rd. Latham, NY 12110

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518.365.2521



All information furnished regarding properties for sale of lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price or other terms, prior sale or lease and/or withdrawal without notice.

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OFFERING SUMMARY

Lease Rate:	\$18.50 prsf, Modified Gross
Tenant Pays:	CAM and Tax Increases over Base Year, Utilities and Janitorial
Building Size:	~40,954 rsf with ~440 feet of frontage on Route 9
Available SF:	~1,811 sf, 1,934 sf, 3,600 sf, 4,864 sf, 8,057 sf (~3,217sf and ~4,840 if Ste 108 subdivided)
Lot Size:	~4.22 acres
Year Built	1985/1990s addition
Zoning	HCOR
Market	Albany
Submarket	Latham
Traffic Count Route 9	21,098

SPACES AVAILABLE

Suite 100 - 3,600 rsf

Raw Space with Dedicated Entrance and Dedicated Exterior Signage Above Suite Door

Suite 102 - 1,811 rsf

Move In Ready Office (5 offices, bathroom, breakroom); All New Finishes

Suite 105 - 1,934 rsf

Office Layout (5 offices, 2 bathrooms, breakroom); Pick your Flooring and Paint Colors

Suite 108 - 8,057 rsf (can be subdivided into 4,440 and 3,217 rsf)

Dedicated Exterior Entrance and Dedicated Exterior Signage above Suite Door

Suite 300 - 4,864 rsf

Light filled Raw Space in Front with 3 sides of windows; Office Layout in Back



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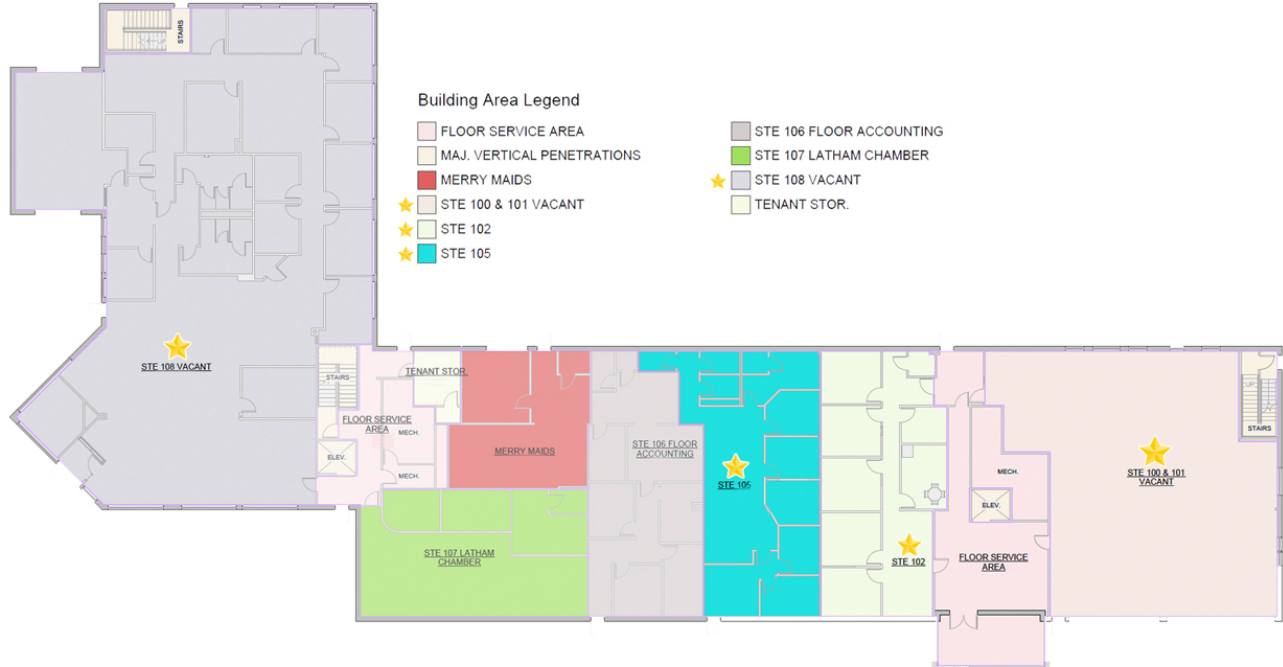


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KEY PLANS



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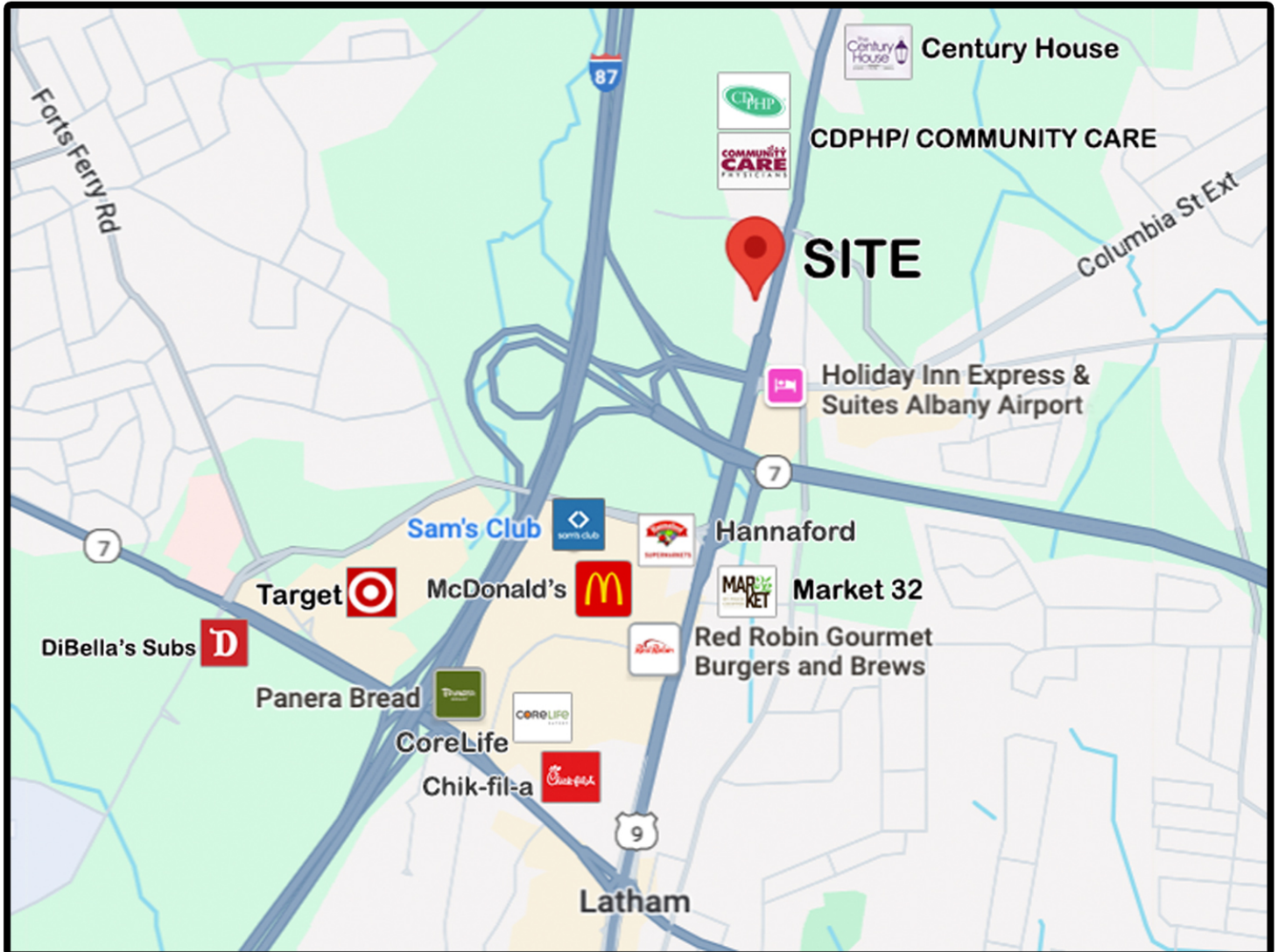
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LATHAM OFFICE/MEDICAL MAP



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