

**FOR
LEASE**

PATROON CREEK MEDICAL ARTS

400 PATROON CREEK BLVD
ALBANY, NY 12206

CLASS A MEDICAL OFFICE SPACE



SPACE AVAILABLE RANGING FROM 1,000 SF TO 26,000 SF

- Conveniently located on Albany's Washington Avenue Medical Corridor
- Easily accessed via Washington Avenue and Exit 4 of I-90 via NY Route 85
- Less than 15 minutes to all area hospitals and Albany International Airport
- Exceptional highway visibility - over 116,000 cars pass by everyday
- Surrounded by a diverse blend of local healthcare providers
- On-site café serving breakfast, lunch, and gourmet coffee
- Recently renovated common areas
- Ample on-site parking
- Proactive and professional property management
- Will subdivide and build to suit

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
KBradley@CarrowRealEstate.com

AVAILABLE FOR LEASE
INQUIRE FOR PRICING

Building owned and managed by
HEALTHCARE REALTY



Adding Value Through Professional Real Estate Services

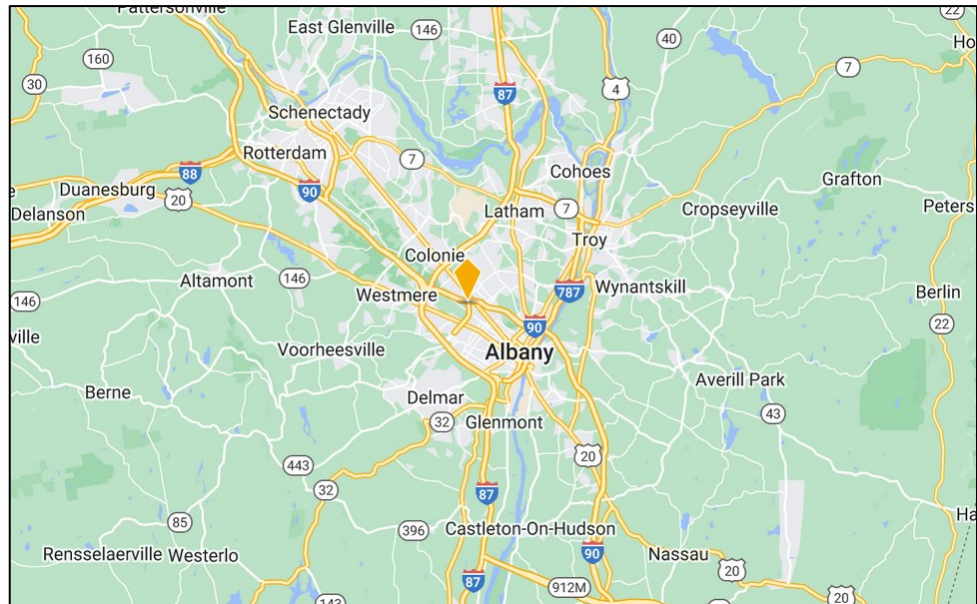
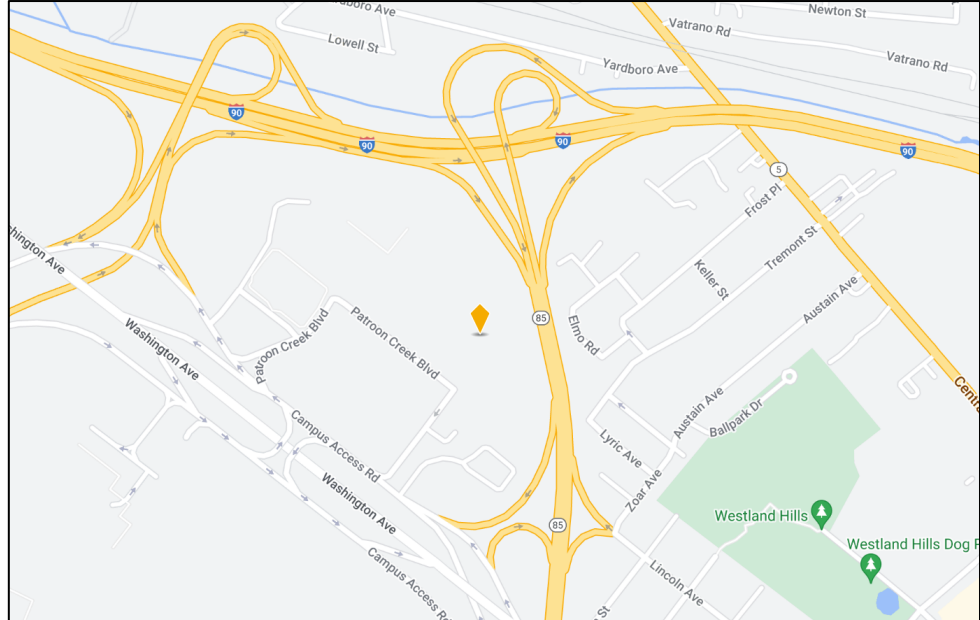
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LOCATION



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PHOTOS



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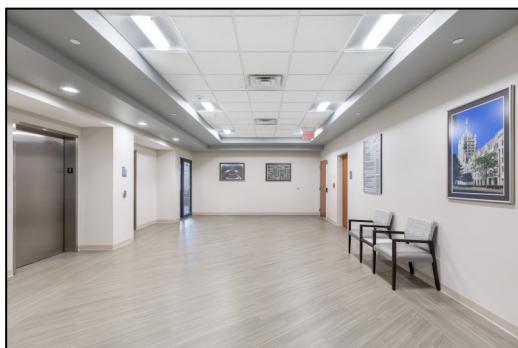
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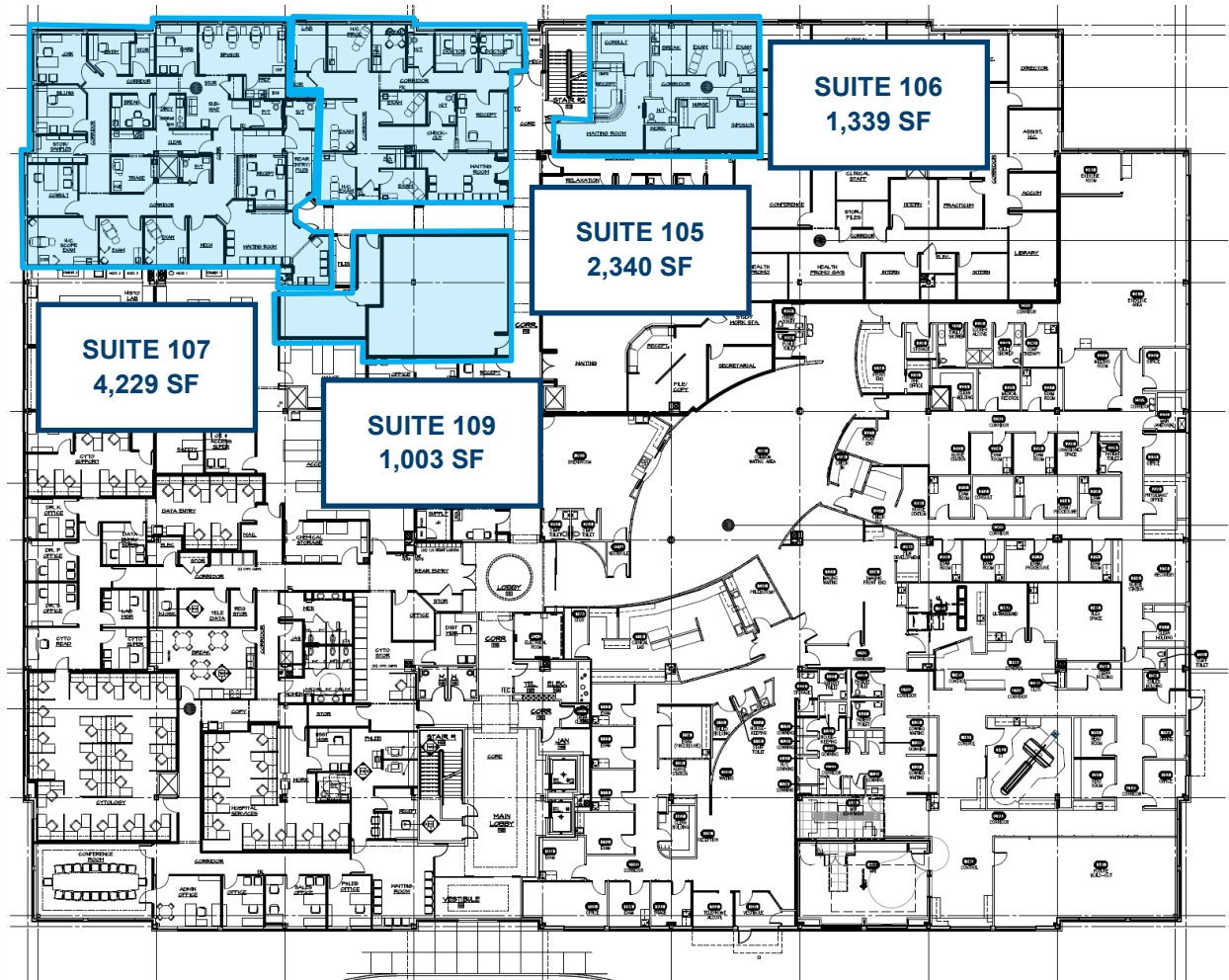
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SPACE
AVAILABILITY

FIRST FLOOR



***SUITES 105, 107 & 109 CAN BE COMBINED TO TOTAL 7,572 SF**

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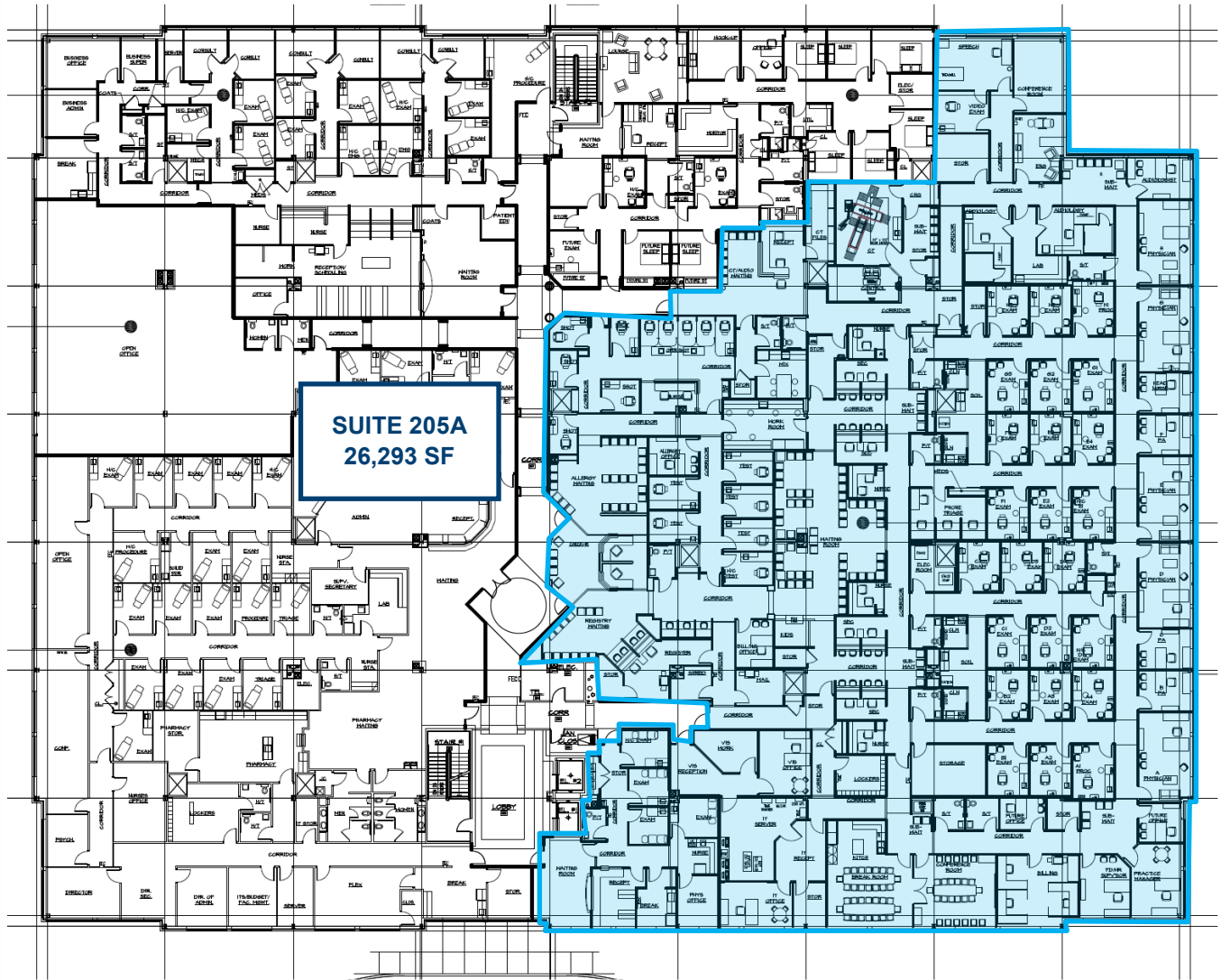
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SPACE
AVAILABILITY

SECOND FLOOR



**SUITE 205A
26,293 SF**

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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	54,648	188,376	429,720
2023 Population	53,546	190,829	444,078

Households

	2 mile	5 mile	10 mile
2010 Households	21,098	78,473	178,625
2023 Households	20,583	79,703	184,797

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$84,812	\$85,947	\$92,919
Median Household Income	\$67,043	\$65,974	\$72,271

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$210,994	\$231,776	\$233,723
Median Year Built	1953	1956	1959

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