

**FOR
LEASE**

1692 CENTRAL AVENUE

ALBANY, NEW YORK, 12205

PROFESSIONAL / MEDICAL OFFICE SPACE



- GREAT MEDICAL OR PROFESSIONAL OFFICE SPACE
- OWNER-OCCUPIED BUILDING
- MINUTES TO WOLF RD AND ALBANY INTERNATIONAL AIRPORT
- EASY ACCESS TO I-87
- AMPLE PARKING
- SIGNAGE DIRECTLY ON CENTRAL AVE
- ABUNDANCE OF NATURAL LIGHT

AVAILABLE SUITES

- **700 RSF** (First Floor: Suite 102)
- **800 RSF** (First Floor: Suite 104)
- **400 RSF** (Second Floor: Suite 202)
- **650 RSF** (Second Floor: Suite 203)
- **450 RSF** (Second Floor: Suite 204)

**RATES BEGINNING AT
\$15.50 PER SF**
+ UTILITIES
+ JANITORIAL

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 207 office
(518) 337-3705 mobile
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Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population			
2018 Total Population:	43,749	132,770	523,227
2023 Population:	44,036	133,736	526,173
Pop Growth 2018-2023:	0.66%	0.73%	0.56%
Average Age:	39.90	40.40	39.10
Households			
2018 Total Households:	15,501	53,100	216,544
HH Growth 2018-2023:	0.85%	0.78%	0.58%
Median Household Inc:	\$72,204	\$72,239	\$60,619
Avg Household Size:	2.30	2.30	2.30
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$218,297	\$233,293	\$203,201
Median Year Built:	1967	1965	1956

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PHOTOS



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