

**FOR
LEASE**

11 CENTURY HILL DRIVE

LATHAM, NY

CLASS A OFFICE SPACE - LATHAM, NY



- **SPACE AVAILABLE FROM 2,000 SF - 5,384 SF**
- RECENTLY RENOVATED COMMON AREAS AND RESTROOMS
- PROACTIVE ON-SITE PROFESSIONAL PROPERTY MANAGEMENT
- AMPLE PARKING
- DAILY JANITORIAL INCLUDED
- WILL BUILD-TO-SUIT
- ONLY MINUTES TO I-787, I-87 (NORTHWAY), ALBANY INTERNATIONAL AIRPORT, AND NUMEROUS RETAIL, DINING AND HOTEL OPTIONS

AVAILABLE FOR LEASE

RATES BEGINNING AT
\$17.50 PSF
PLUS UTILITIES

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
Rudy@CarrowRealEstate.com



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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PHOTOS



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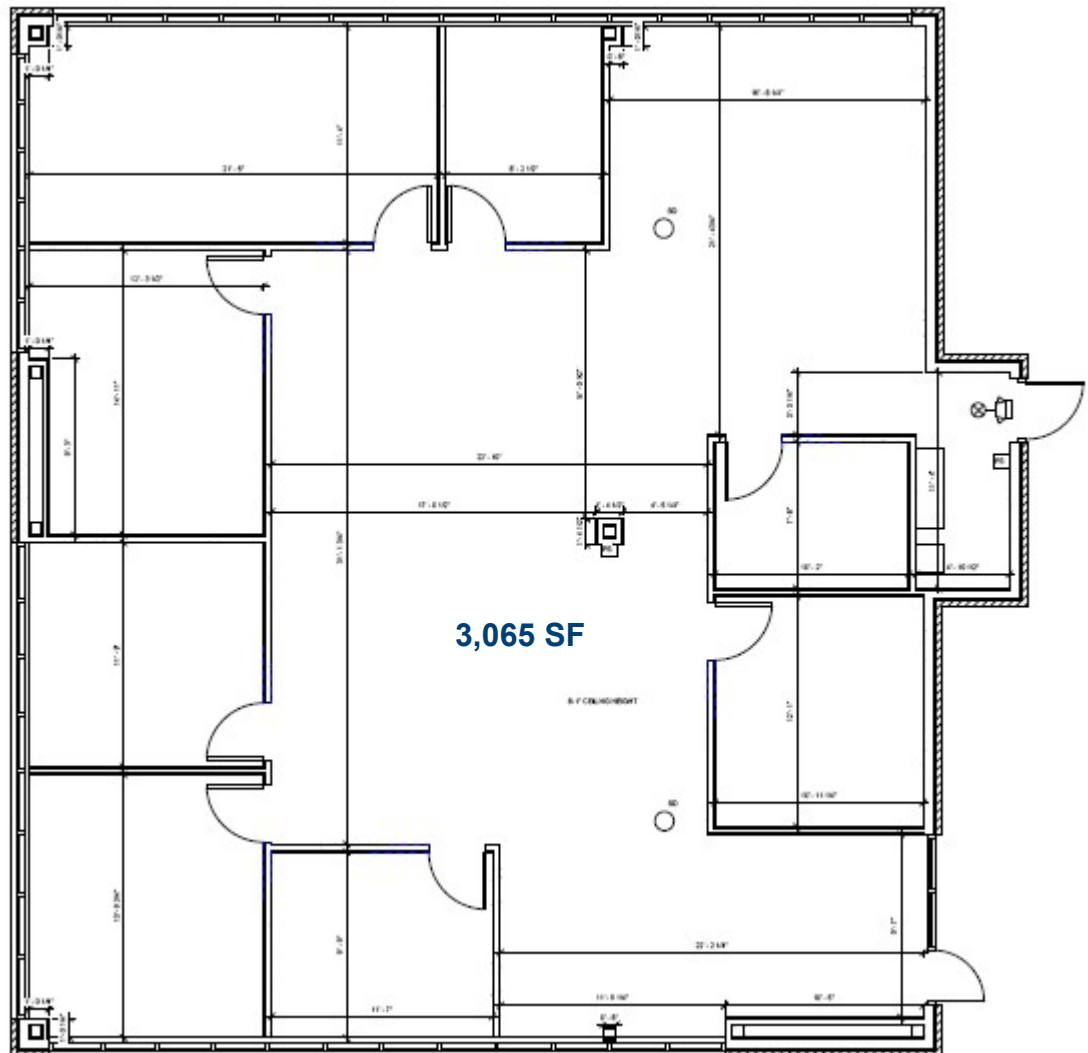
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FIRST
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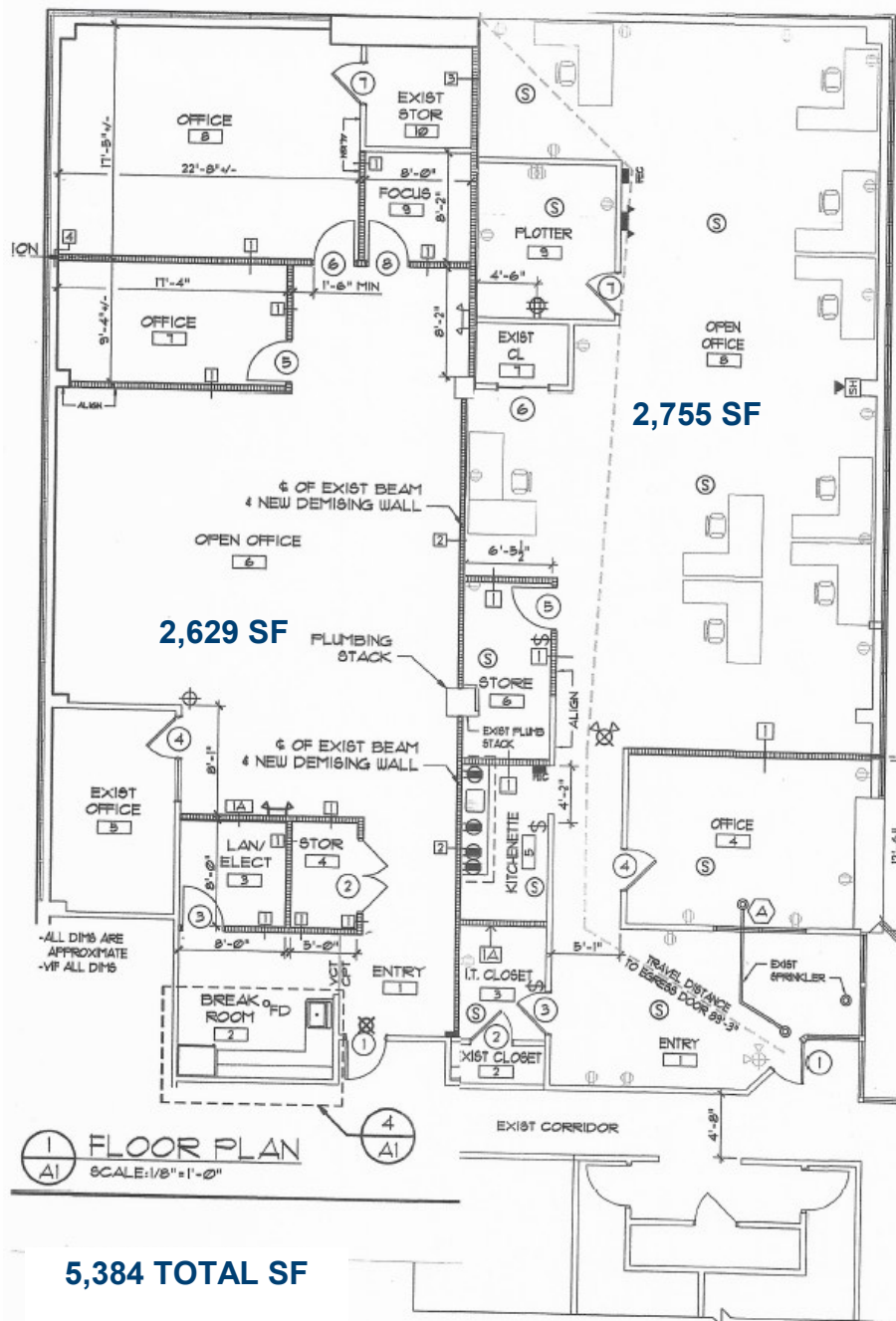
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SECOND
FLOOR



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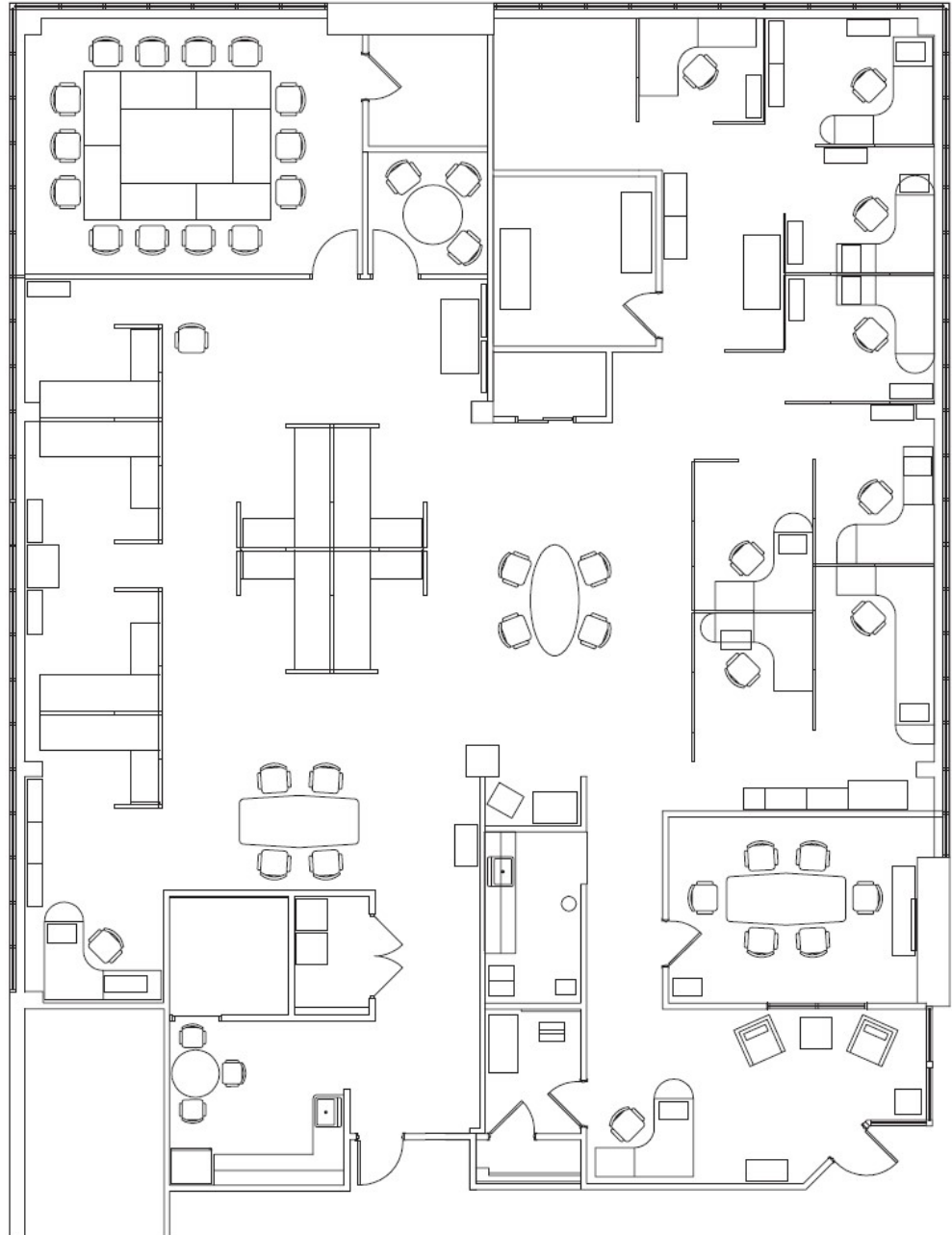
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SECOND
FLOOR



5,384 TOTAL SF

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LOCATION



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	44,404	137,639	497,407
2024 Population:	45,043	139,449	502,284
Pop Growth 2019-2024:	1.44%	1.32%	0.98%
Average Age:	40.70	39.60	39.10
Households			
2019 Total Households:	19,052	57,689	205,483
HH Growth 2019-2024:	1.34%	1.35%	1.01%
Median Household Inc:	\$66,205	\$61,897	\$61,376
Avg Household Size:	2.30	2.30	2.30
2019 Avg HH Vehicles:	2.00	2.00	1.00
Housing			
Median Home Value:	\$235,189	\$226,047	\$207,558
Median Year Built:	1970	1965	1961

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AERIAL VIEW



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