

**FOR
LEASE**

WASHINGTON MEDICAL ARTS

1365 WASHINGTON AVE
ALBANY, NY 12206

CLASS A MEDICAL OFFICE SPACE



SPACE AVAILABLE RANGING FROM 1,400 SF TO 18,000 SF

Conveniently located on Albany's Washington Avenue Medical Corridor

Directly across from The University at Albany

In the middle of over 1 million square feet of medical office space

Surrounded by a diverse blend of local healthcare providers

Less than 15 minutes to all area hospitals and Albany International Airport

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 BRADLEY, CPA

NYS Licensed Real Estate Salesperson
(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

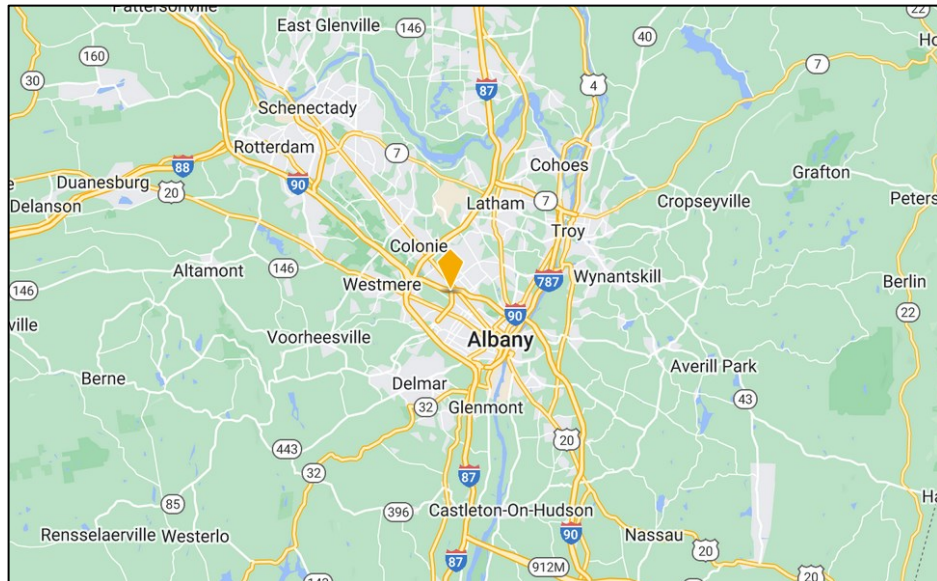
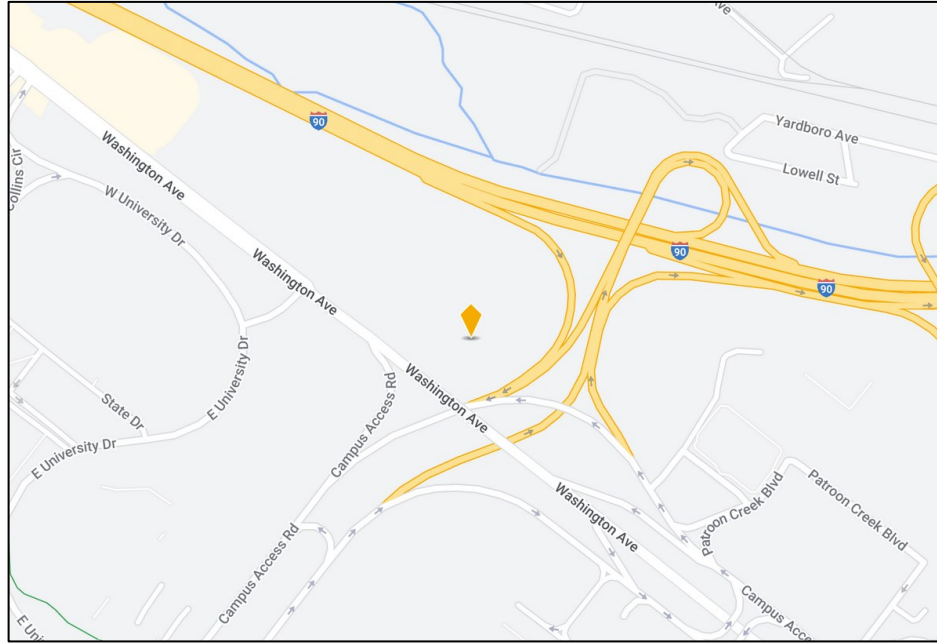
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LOCATION



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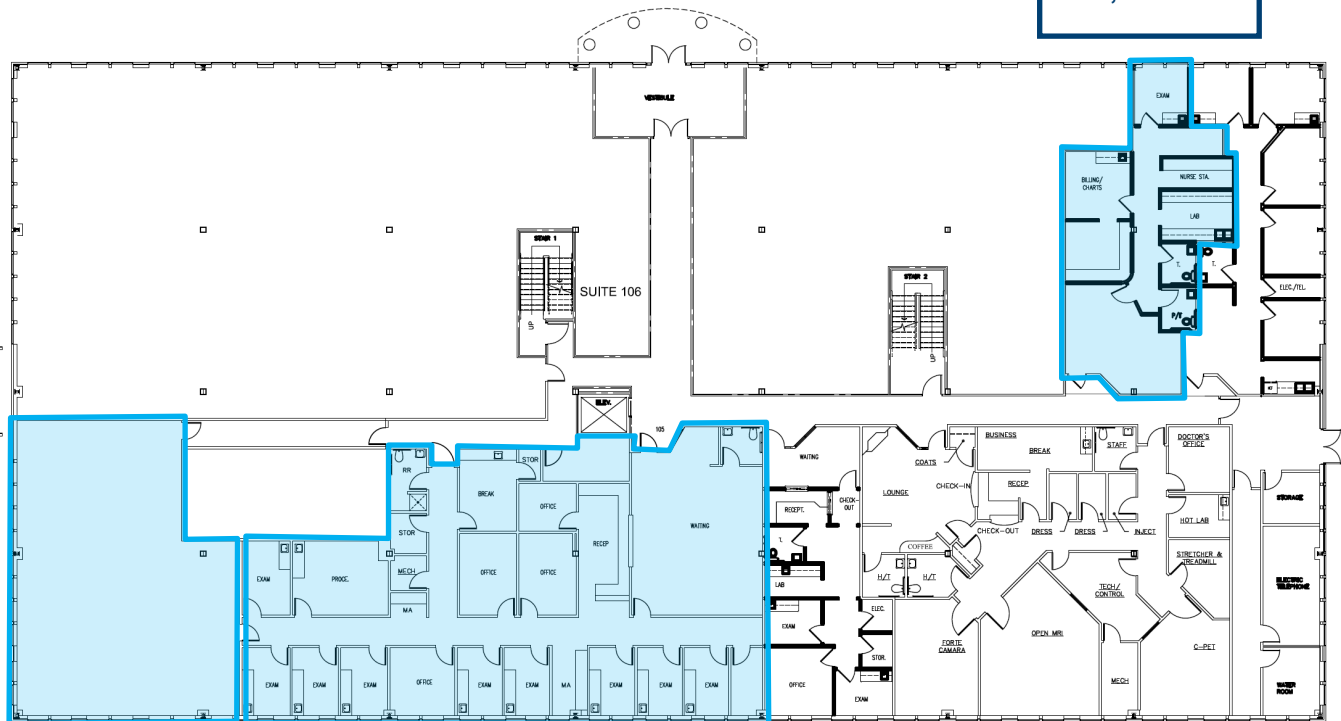
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SPACE
AVAILABILITY

FIRST FLOOR

**SUITE 102
1,472 SF**



**SUITE 107
1,848 SF**

**SUITE 105
4,480 SF**

***SUITES 105 & 107 CAN BE COMBINED TO TOTAL 6,328 SF**

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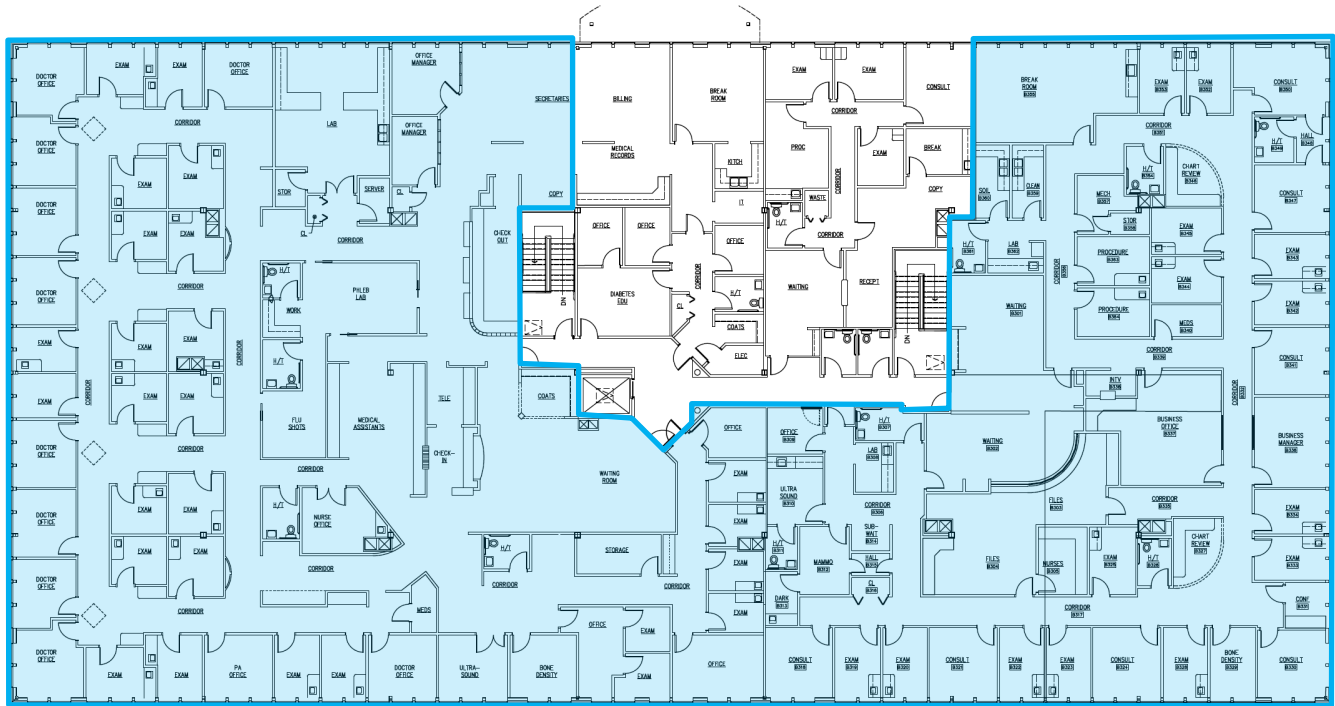
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SPACE
AVAILABILITY

THIRD FLOOR



SUITE 300
18,752 SF

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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	46,012	185,528	438,741
2023 Population	45,823	187,683	453,137

Households

	2 mile	5 mile	10 mile
2010 Households	17,790	77,101	182,135
2023 Households	17,675	78,168	188,248

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$89,050	\$86,530	\$92,682
Median Household Income	\$73,274	\$66,394	\$71,998

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$214,657	\$233,826	\$231,052
Median Year Built	1954	1956	1959

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