

**FOR
SALE**

500 PATROON CREEK BLVD

ALBANY, NY 12206

CORPORATE OFFICE HEADQUARTERS



+/-180,000 SF CLASS A SINGLE TENANT OFFICE BUILDING

Conveniently located on Albany's Washington Avenue Professional Corridor

Easily accessed via Washington Avenue and Exit 4 of I-90 via NY Route 85

Less than 15 minutes to Albany International Airport

Exceptional highway visibility - over 116,000 cars pass by everyday

Boardroom, multiple conference rooms, private offices and open space

Large on-site cafeteria and commercial kitchen

Fitness center complete with locker rooms and showers

+/-4,500 SF data center

Ample on-site parking: +/-1,100 spaces for a 6:1000 SF parking ratio

Priced significantly below replacement cost

Easy to sub-divide and multi-tenant

FOR SALE

\$12,600,000
(\$70 PSF)

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
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Building owned and managed by
HEALTHCARE REALTY



Adding Value Through Professional Real Estate Services

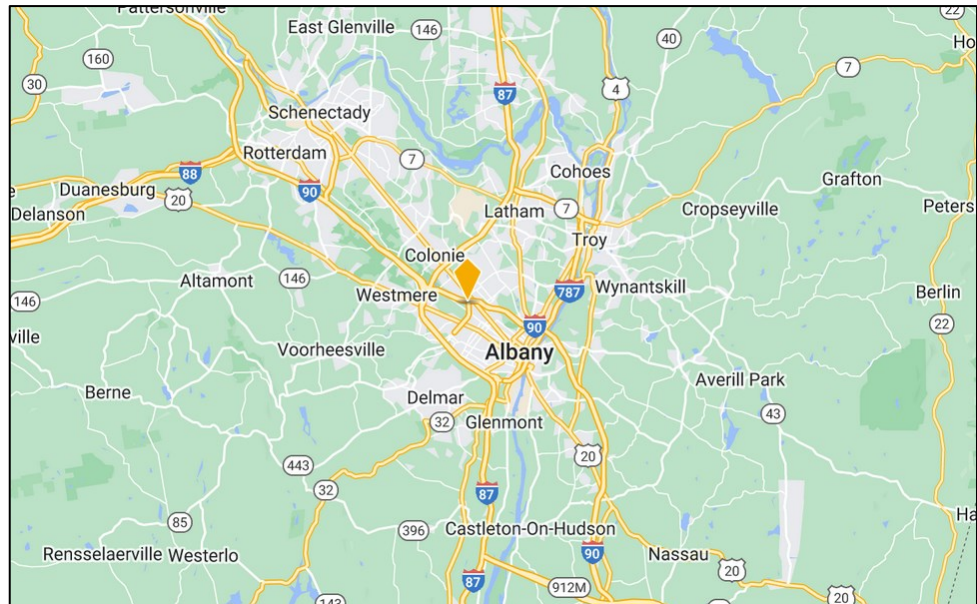
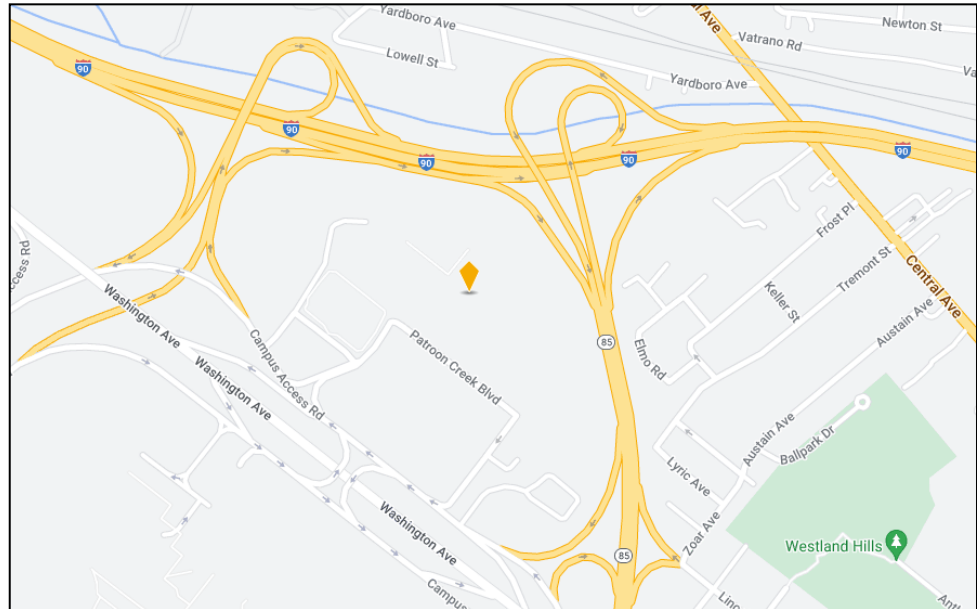
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LOCATION



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BUILDING SPECS

Total Building Size:	+/-180,000 SF
Parcel Size:	+/-10.89 Acres
Zoning:	Mixed-Use Campus/Institutional (MU-CI)
Stories:	Four (4)
Elevators:	Two (2) Passenger and One (1) Freight
Parking:	1,100 Spaces: (23) Accessible, (4) EV Charging Stations
Ceiling Height:	10' Finished
Loading Dock:	One (1) / Truck - Covered
HVAC:	Central Heating and Cooling
Electrical:	2,500 Amp, 277/480 Volt, 3-phase, 4-wire
Gas:	6-inch Service
Water & Sewer:	Municipal 10-inch Line
Fire:	Wet Sprinkler: Pump Rated at 500 GPM
Construction:	Steel Frame, Full Masonry Veneer Façade
Roof:	Stone Ballasted EPMD Membrane - Original
Foundation:	Poured Concrete
Generator:	2,500 KW Caterpillar Diesel Generator
Security:	CCTV & Access Control with 73 Cameras
Year Built:	2001



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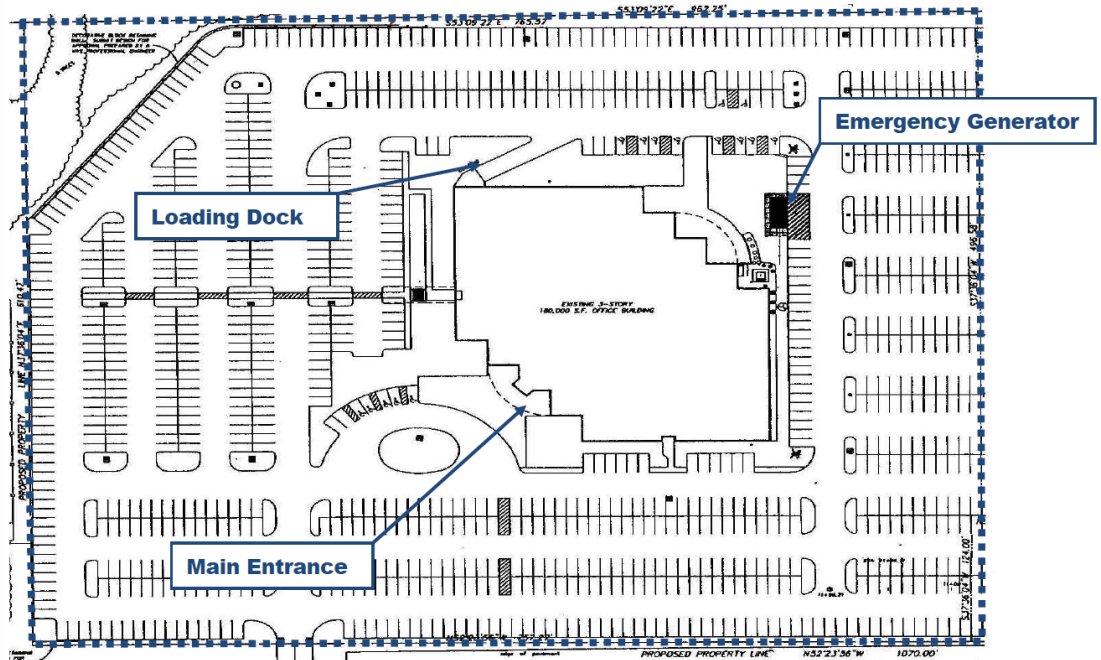
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SITE PLAN



TAX MAP



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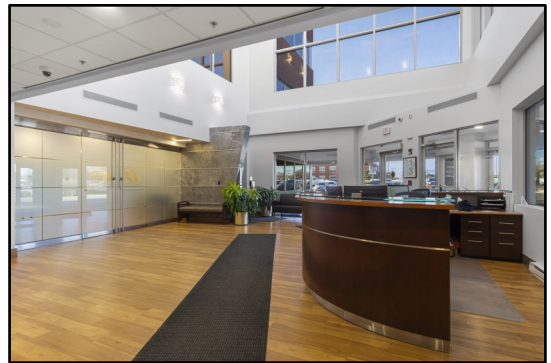
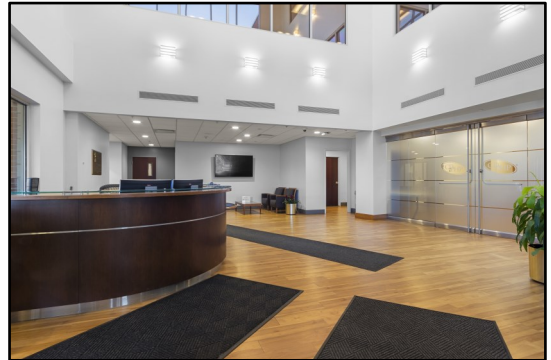
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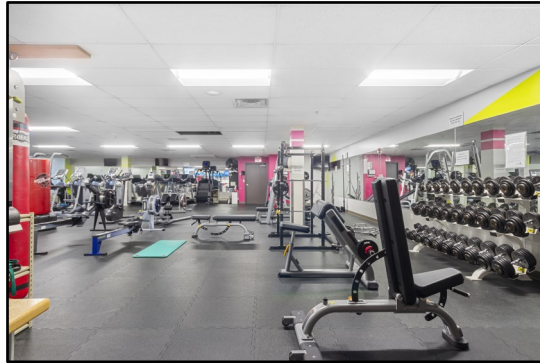
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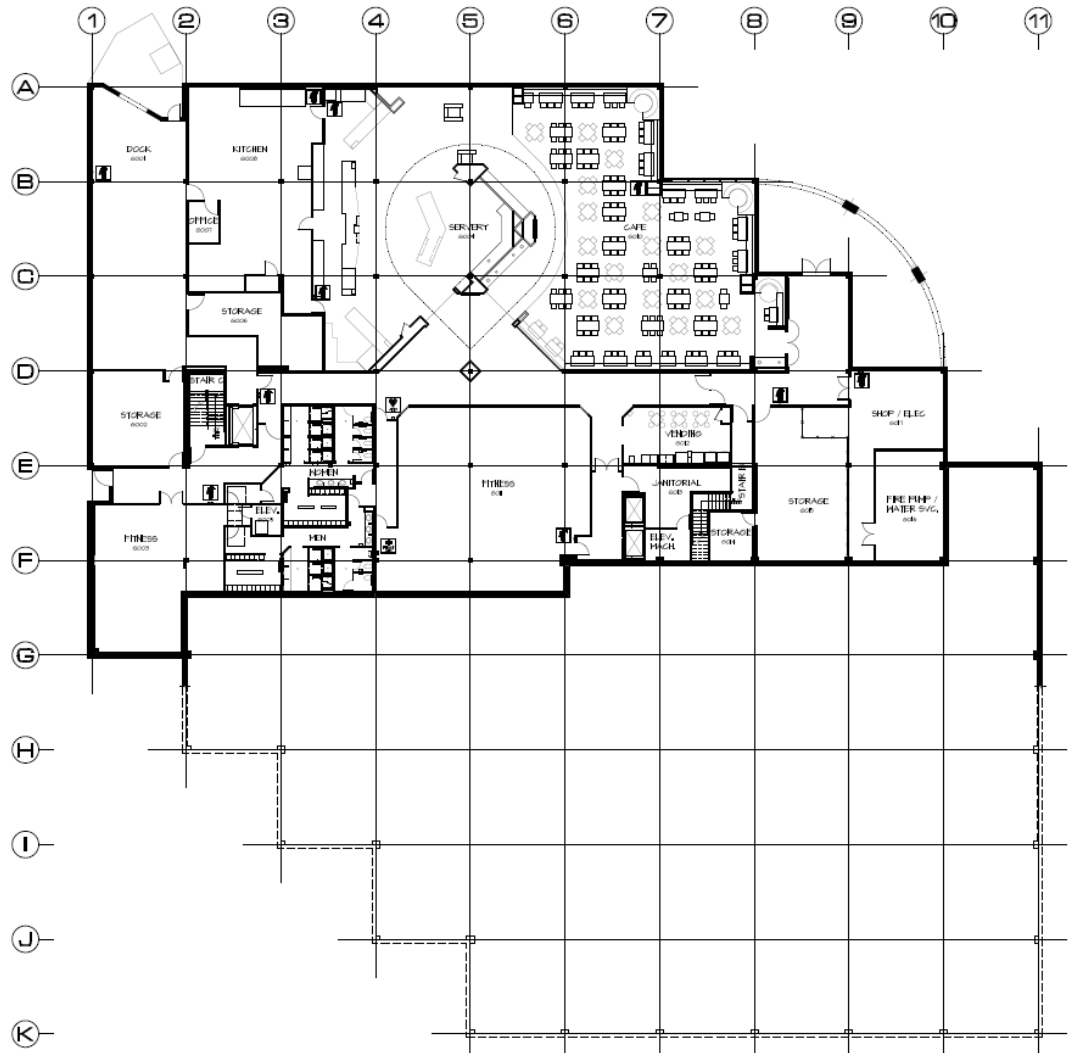
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SPACE
AVAILABILITY

24,000 SF

GROUND LEVEL



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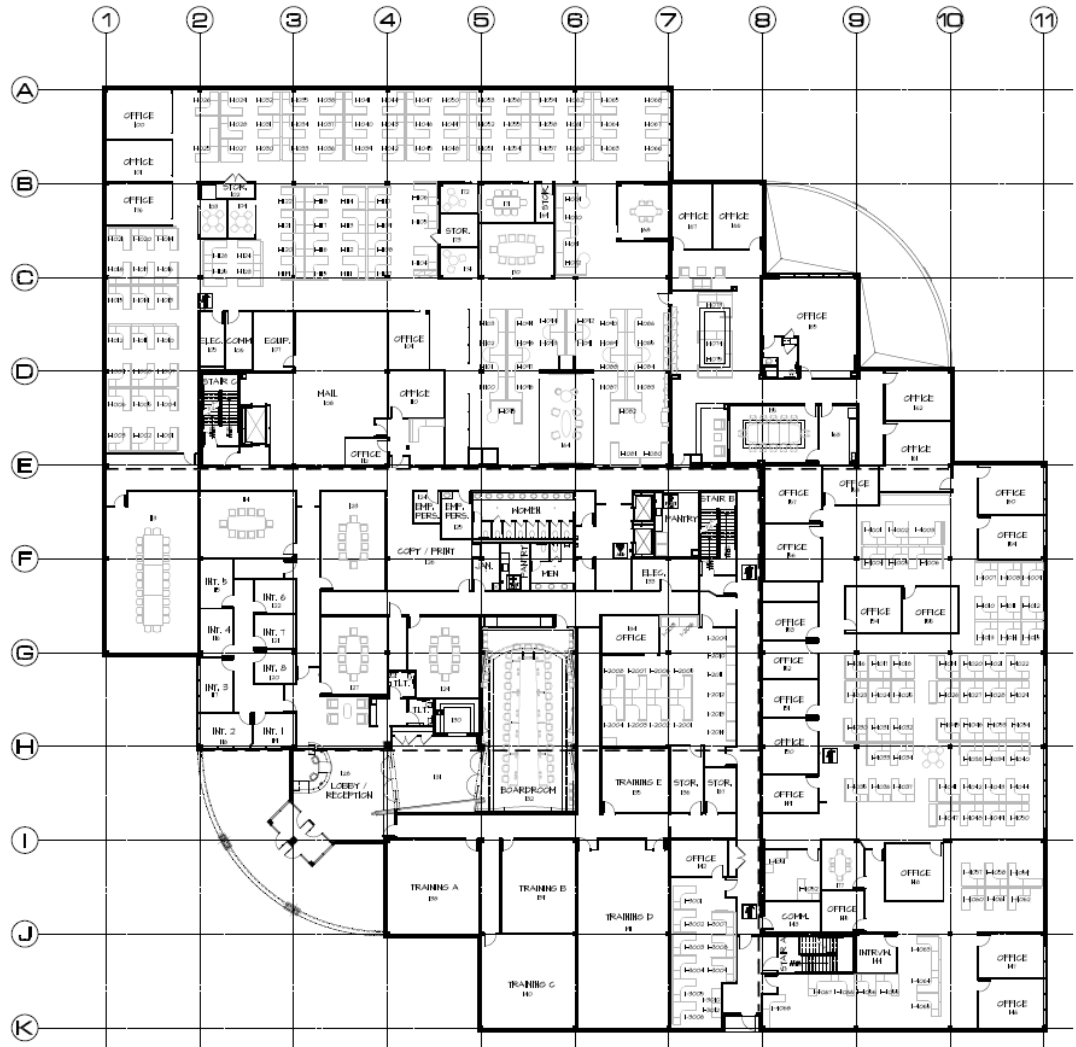
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SPACE
AVAILABILITY

52,000 SF

FIRST FLOOR



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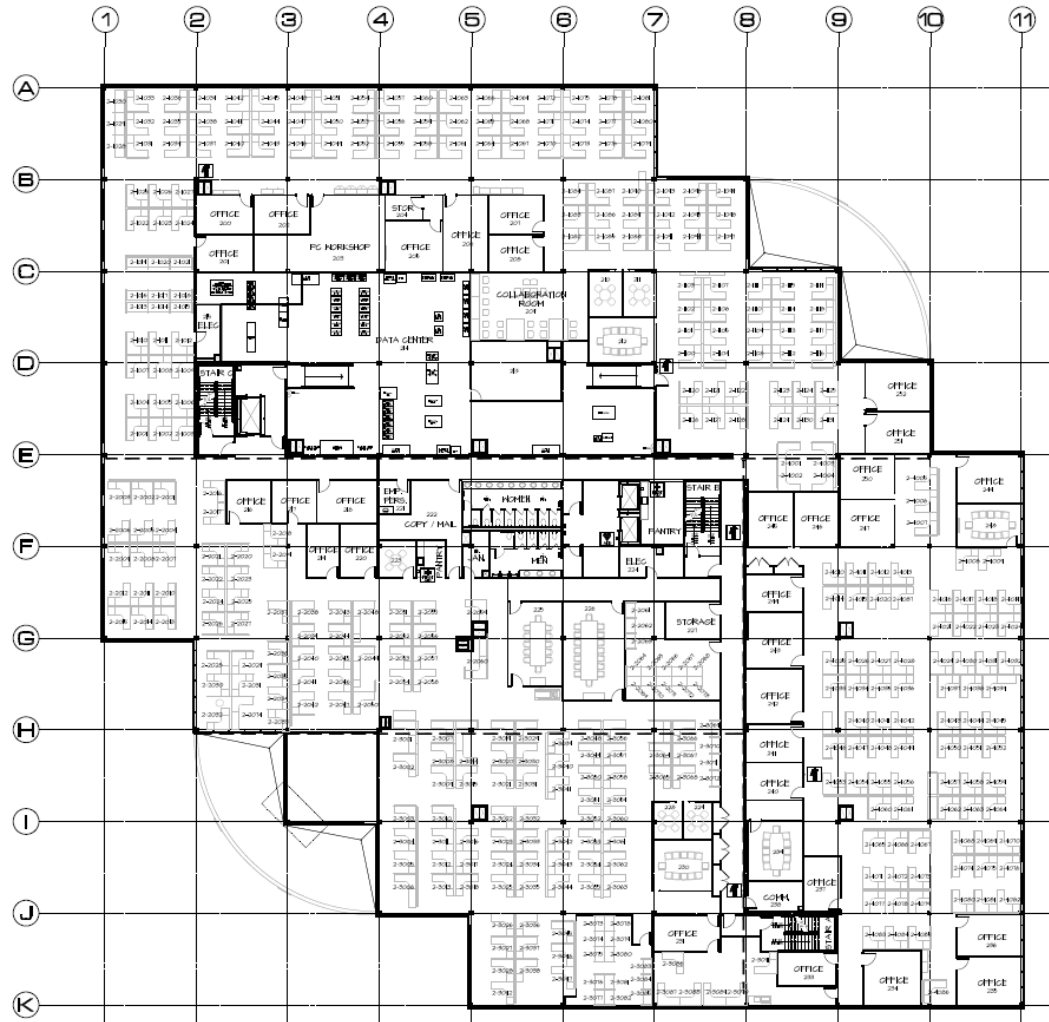
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SPACE
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SECOND FLOOR



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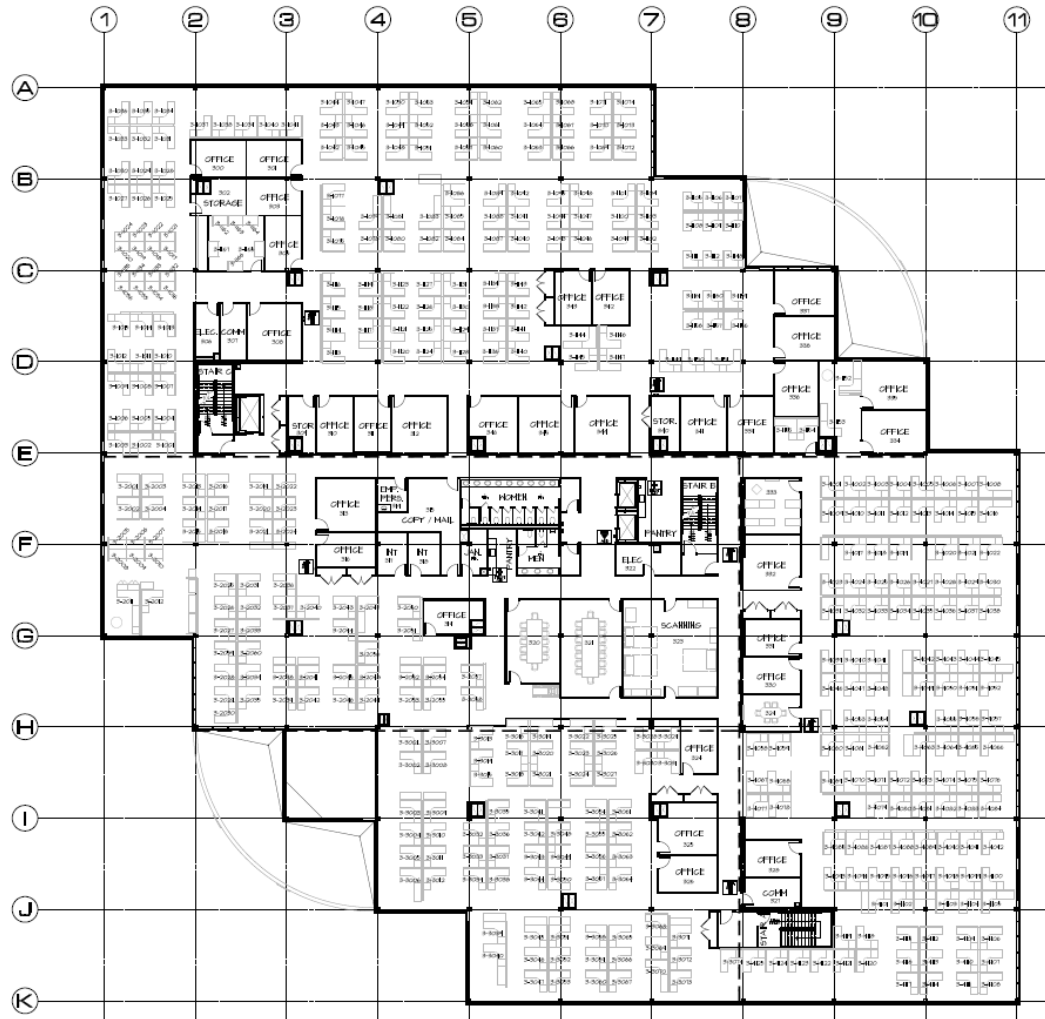
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SPACE
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THIRD FLOOR



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	51,229	187,837	432,300
2023 Population	50,444	190,341	446,761

Households

	2 mile	5 mile	10 mile
2010 Households	19,668	78,174	179,658
2023 Households	19,288	79,428	185,859

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$86,537	\$85,900	\$92,891
Median Household Income	\$68,978	\$65,915	\$72,245

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$212,939	\$232,083	\$233,058
Median Year Built	1953	1956	1959

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