

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

CLASS A MEDICAL OFFICE SPACE



SPACE AVAILABLE RANGING FROM 1,000 SF TO 205,000 SF

- Conveniently located immediately off Route 7 in Latham
- Within minutes of Exit 6 off I-87 and Albany International Airport
- Less than 15 minutes of all area hospitals
- Surrounded by hotels, restaurants, banks, and retail
- Over 40,000 vehicles drive by every day
- On-site café serving breakfast, lunch, and gourmet coffee
- 1,800 on-site parking spaces (6.95 / 1,000 SF)
- 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

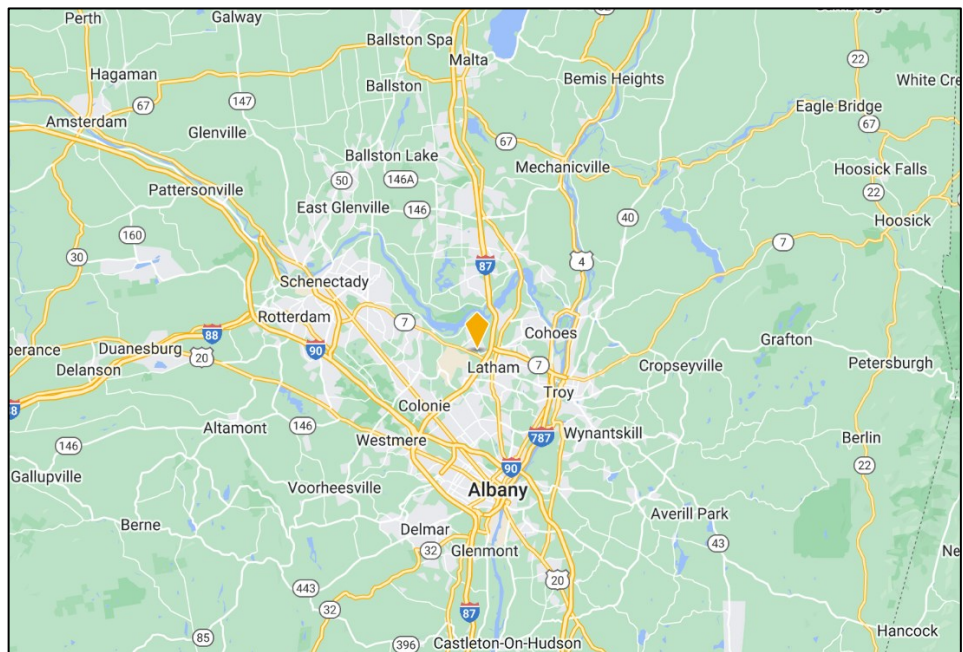
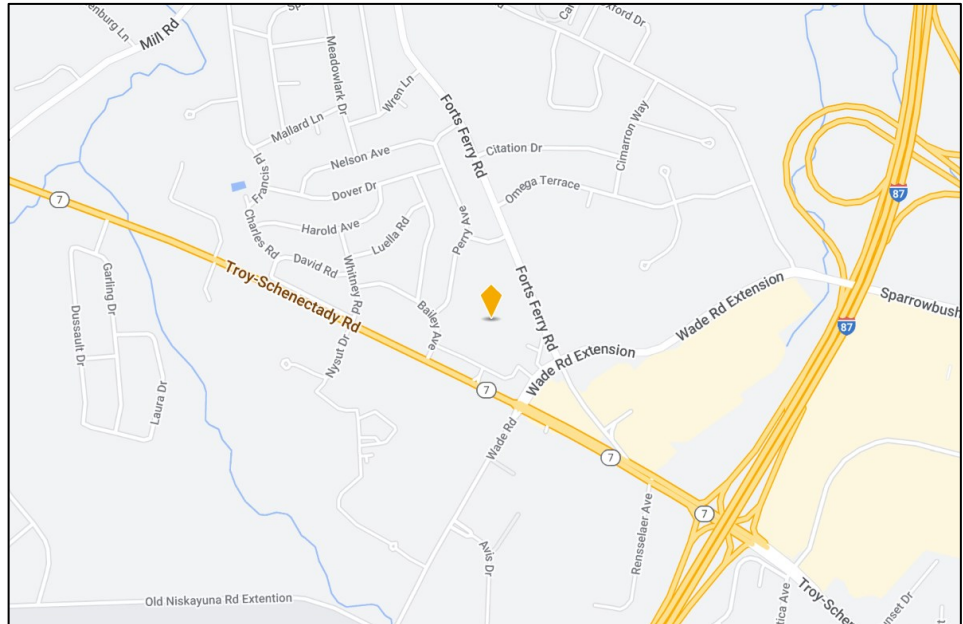
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

LOCATION



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

Building owned and managed by
HEALTHCARE REALTY



Adding Value Through Professional Real Estate Services

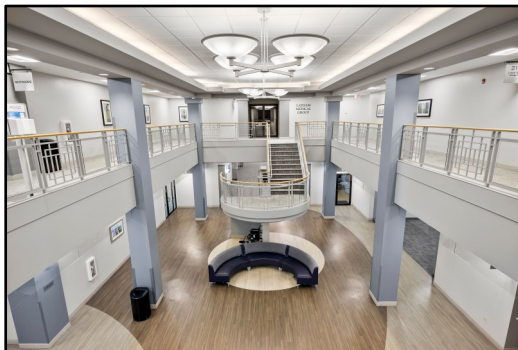
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

PHOTOS



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

Building owned and managed by
HEALTHCARE REALTY



Adding Value Through Professional Real Estate Services

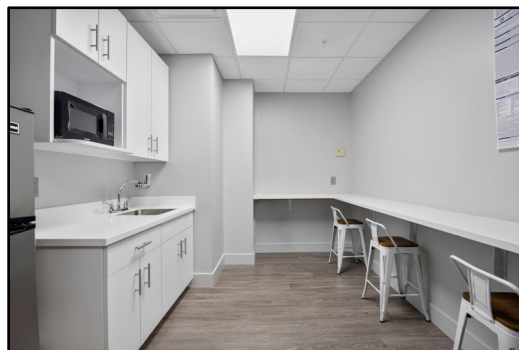
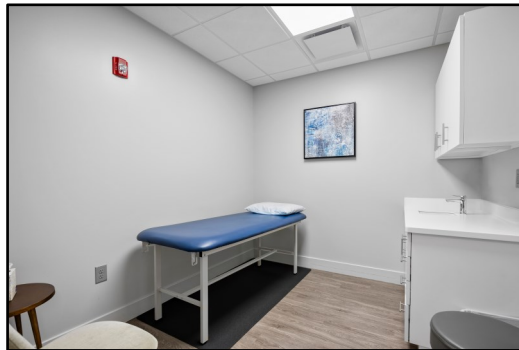
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

PHOTOS



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

Building owned and managed by
HEALTHCARE REALTY



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.

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

PHOTOS



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

Building owned and managed by
HEALTHCARE REALTY



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.

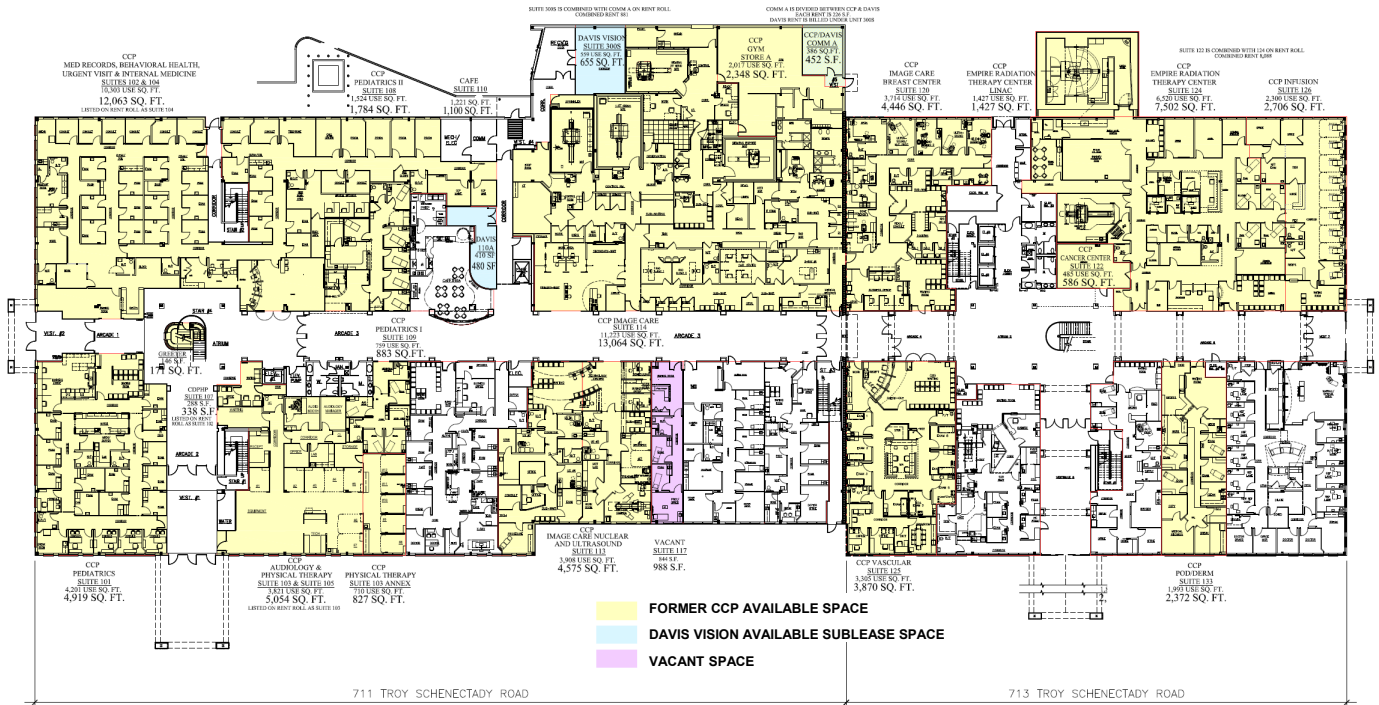
FOR LEASE

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

SPACE
AVAILABILITY

FIRST FLOOR



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

Building owned and managed by
HEALTHCARE REALTY



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.

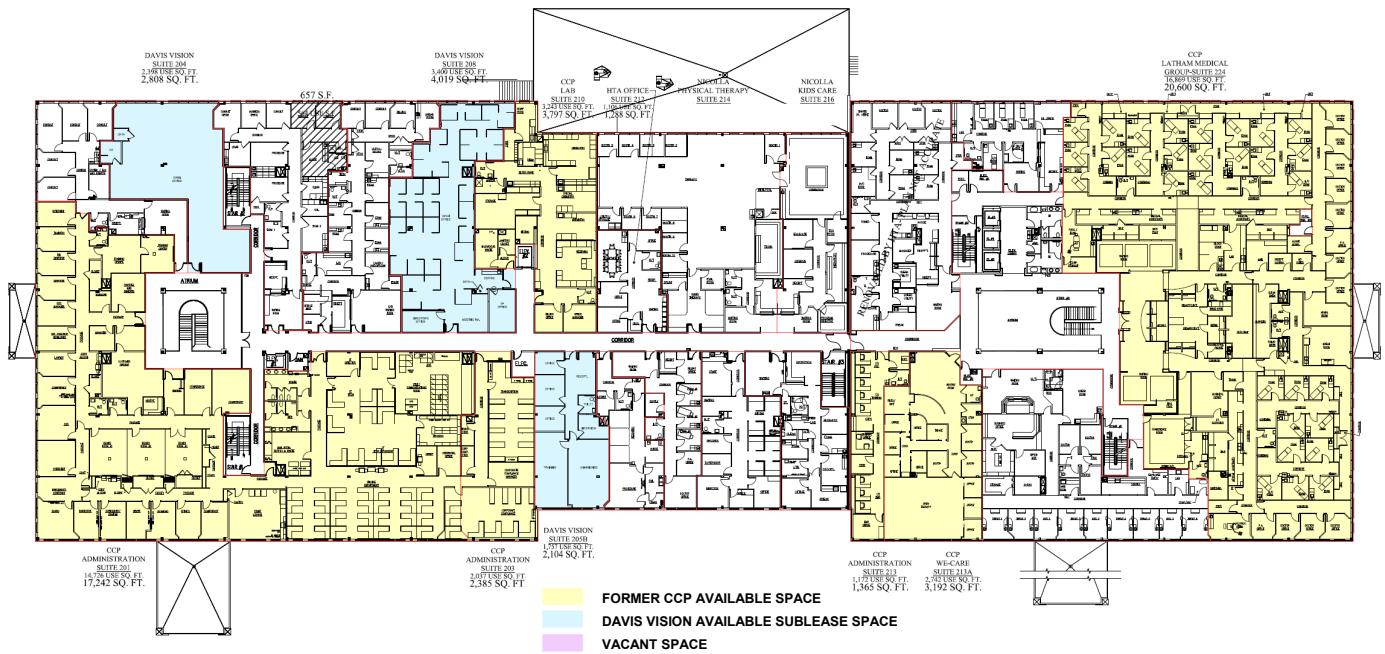
**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

SPACE
AVAILABILITY

SECOND FLOOR



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

Building owned and managed by
HEALTHCARE REALTY



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.

**FOR
LEASE**

CAPITAL REGION HEALTH PARK

711-713 TROY SCHENECTADY RD
LATHAM, NY 12210

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	14,834	130,221	501,778
2023 Population	15,359	136,634	519,127

Households

	2 mile	5 mile	10 mile
2010 Households	5,991	54,912	207,869
2023 Households	6,223	57,932	215,546

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$107,394	\$93,745	\$90,818
Median Household Income	\$91,706	\$74,506	\$69,579

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$283,987	\$249,355	\$227,726
Median Year Built	1971	1965	1959

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

Building owned and managed by
HEALTHCARE REALTY



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.