

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
LATHAM, NY 12210

FURNISHED CLASS A MEDICAL OFFICE SUITE



1736 SF MEDICAL OFFICE SUITE AVAILABLE FOR IMMEDIATE OCCUPANCY

Completely renovated to Class A standards

Furnishings are included - move in ready

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

FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com

AVAILABLE FOR SUB-LEASE

@ \$22.00 PER SF



Adding Value Through Professional Real Estate Services

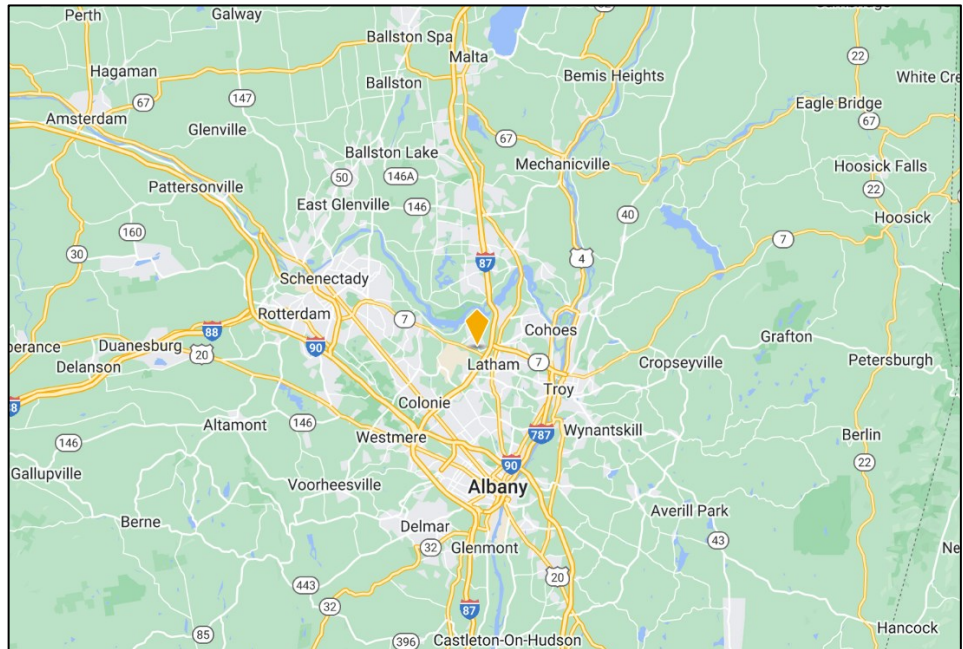
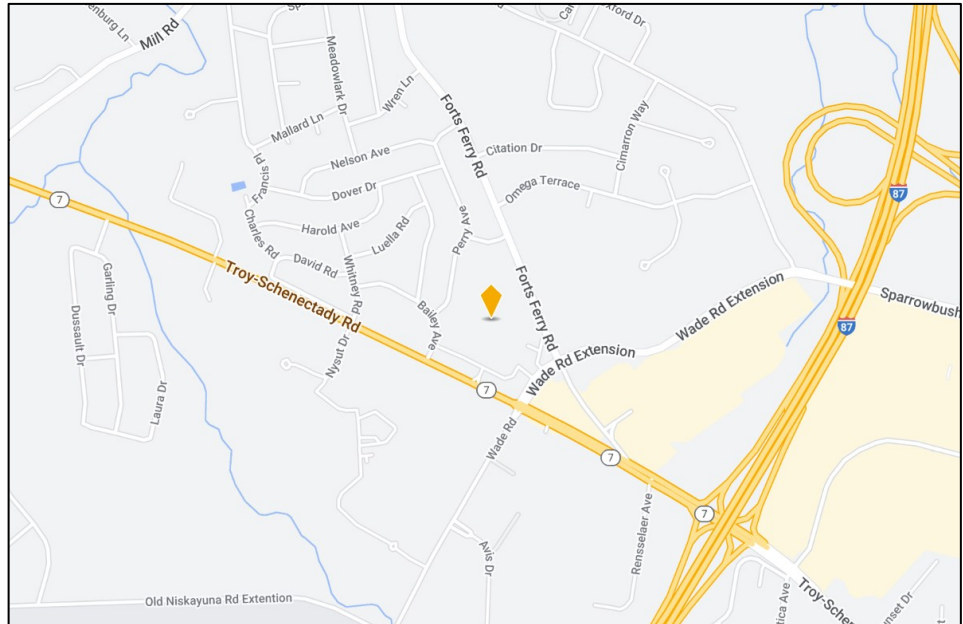
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
LATHAM, NY 12210

LOCATION



FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

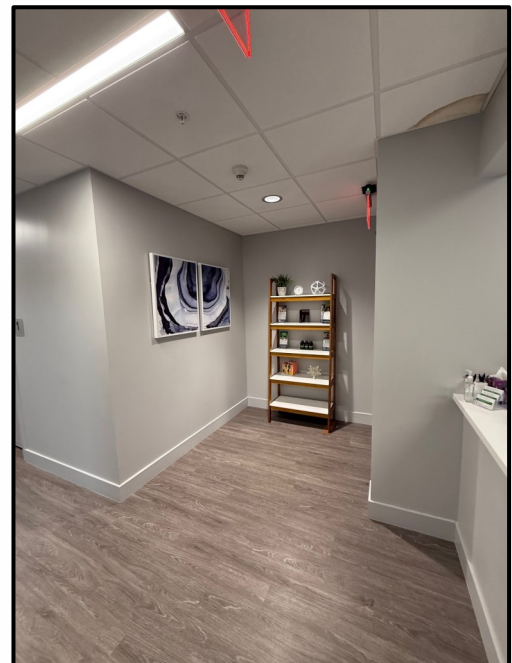
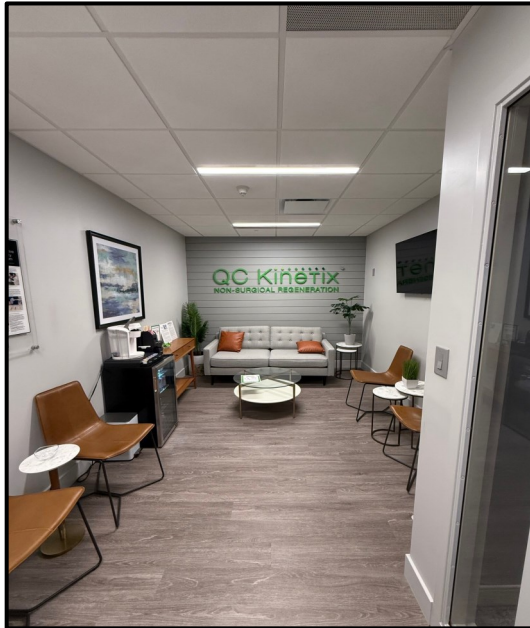
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
LATHAM, NY 12210

PHOTOS



FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

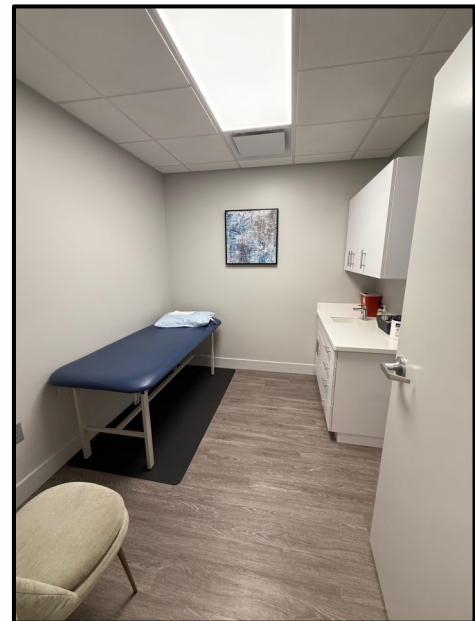
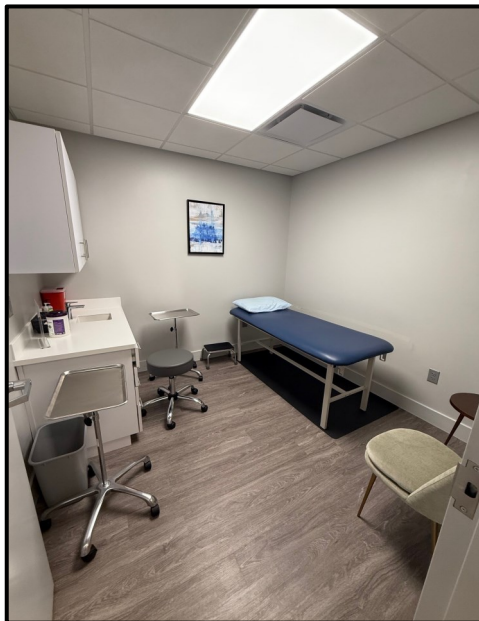
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
LATHAM, NY 12210

PHOTOS



FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

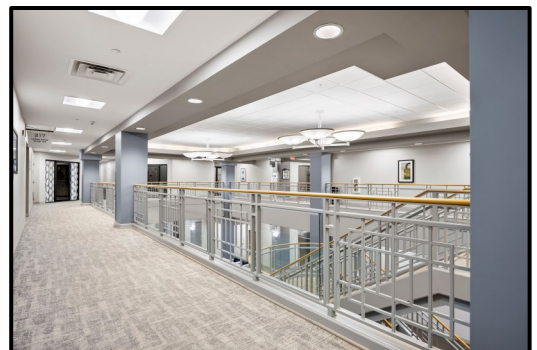
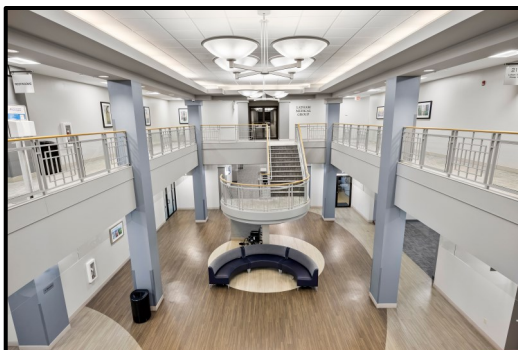
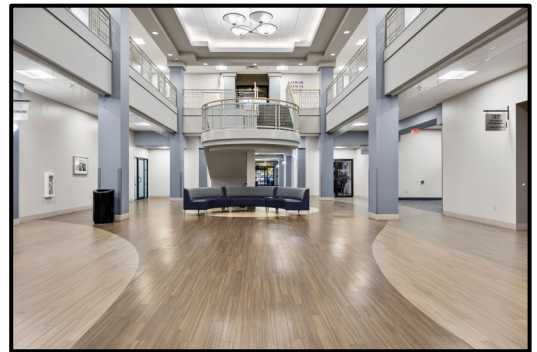
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
LATHAM, NY 12210

PHOTOS



FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@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.

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
LATHAM, NY 12210

PHOTOS



FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@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.

**FOR
SUB-
LEASE**

CAPITAL REGION HEALTH PARK

711 TROY SCHENECTADY RD, SUITE 207
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

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 495-1000 mobile
Tommy@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.