

**4,477 SF  
SUBLEASE**

# **713 Troy Schenectady Road Latham, NY**

## **Prominent Medical Office Facility**



### **FEATURES**

- Great synergistic opportunities with majority medical 260k square feet facility
- 4,477 rentable square feet “ready to go” medical office suite
- Multiple exam rooms and offices with spacious waiting area and check in/out areas
- Sublease term through 12/31/24 – landlord would add more term if needed

### **ECONOMICS**

- Free Rent through August 1, 2021
- Motivated sublease opportunity – Let’s make a deal!
- Base Rent \$23.50 + janitorial, utilities, and increases taxes over base year

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Douglas Marr, CCIM**  
NYS Lic. Assoc. Real Estate Broker  
(518) 462-7491 x 204 office  
(518) 225-7608 cell  
[dmarr@carrowrealestate.com](mailto:dmarr@carrowrealestate.com)

 **Carrow**  
Adding Value Through  
Professional Real Estate Services

**4,477 SF  
SUBLEASE**

# **713 Troy Schenectady Road Latham, NY**

## **MAP**



## **LOCATION**

- Central Latham location with proximity to Troy, Niskayuna, Clifton Park and Colonie
- Easy access off I87 Exit 6
- Ocean of parking
- Close to abundant retail amenities

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Douglas Marr, CCIM**  
NYS Lic. Assoc. Real Estate Broker  
(518) 462-7491 x 204 office  
(518) 225-7608 cell  
[dmarr@carrowrealestate.com](mailto:dmarr@carrowrealestate.com)

 **Carrow**  
Adding Value Through  
Professional Real Estate Services

**4,477 SF  
SUBLEASE**

# **713 Troy Schenectady Road Latham, NY**

## **PHOTO GALLERY**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Douglas Marr, CCIM**  
NYS Lic. Assoc. Real Estate Broker  
(518) 462-7491 x 204 office  
(518) 225-7608 cell  
[dmarr@carrowrealestate.com](mailto:dmarr@carrowrealestate.com)

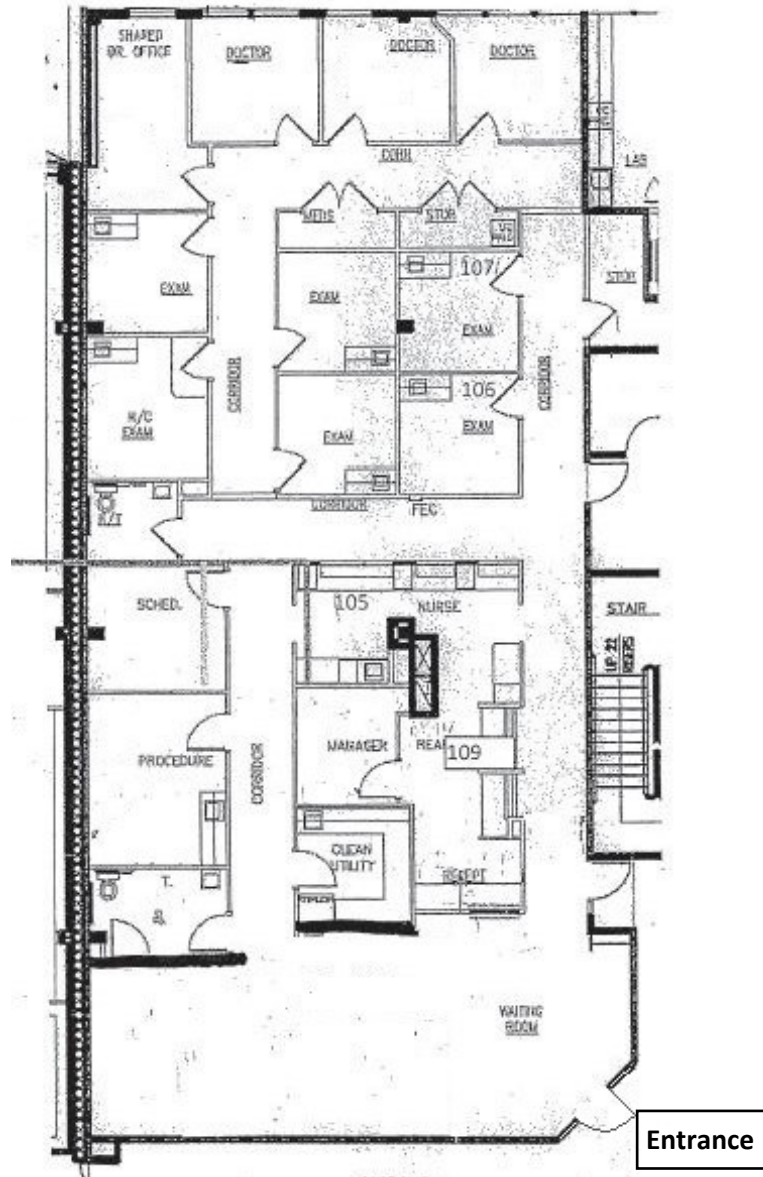
 **Carrow**  
Adding Value Through  
Professional Real Estate Services



**4,477 SF  
SUBLEASE**

# **713 Troy Schenectady Road Latham, NY**

## **FLOOR PLAN**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Douglas Marr, CCIM**  
NYS Lic. Assoc. Real Estate Broker  
(518) 462-7491 x 204 office  
(518) 225-7608 cell  
[dmarr@carrowrealestate.com](mailto:dmarr@carrowrealestate.com)

 **Carrow**  
Adding Value Through  
Professional Real Estate Services