

**FOR
LEASE**

12 CENTURY HILL DRIVE

LATHAM, NY 12110

BUILDING

6,190 SF CLASS A OFFICE SUITE



FEATURES

- **6,190 SF FIRST FLOOR CLASS A OFFICE SUITE**
- LOTS OF WINDOWS FOR PLENTY OF NATURAL LIGHT
- PROFESSIONAL OFFICE PARK SETTING
- WILL BUILD TO SUIT
- AMPLE PARKING
- JANITORIAL INCLUDED
- ONLY MINUTES TO I-787, I-87 (NORTHWAY), ALBANY INTERNATIONAL AIRPORT, AND NUMEROUS RETAIL, DINING AND HOTEL OPTIONS

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 207 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

FOR LEASE
\$17.50 PSF PLUS UTILITIES



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.

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INTERIOR
PHOTOS



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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	43,232	140,924	494,325
2022 Population:	44,125	142,935	500,383
Pop Growth 2017-2022:	2.07%	1.43%	1.23%
Average Age:	40.60	39.40	38.90
Households			
2017 Total Households:	18,566	58,949	203,948
HH Growth 2017-2022:	2.13%	1.49%	1.29%
Median Household Inc:	\$59,059	\$57,909	\$59,006
Avg Household Size:	2.30	2.30	2.30
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$213,483	\$210,555	\$195,414
Median Year Built:	1967	1961	1958



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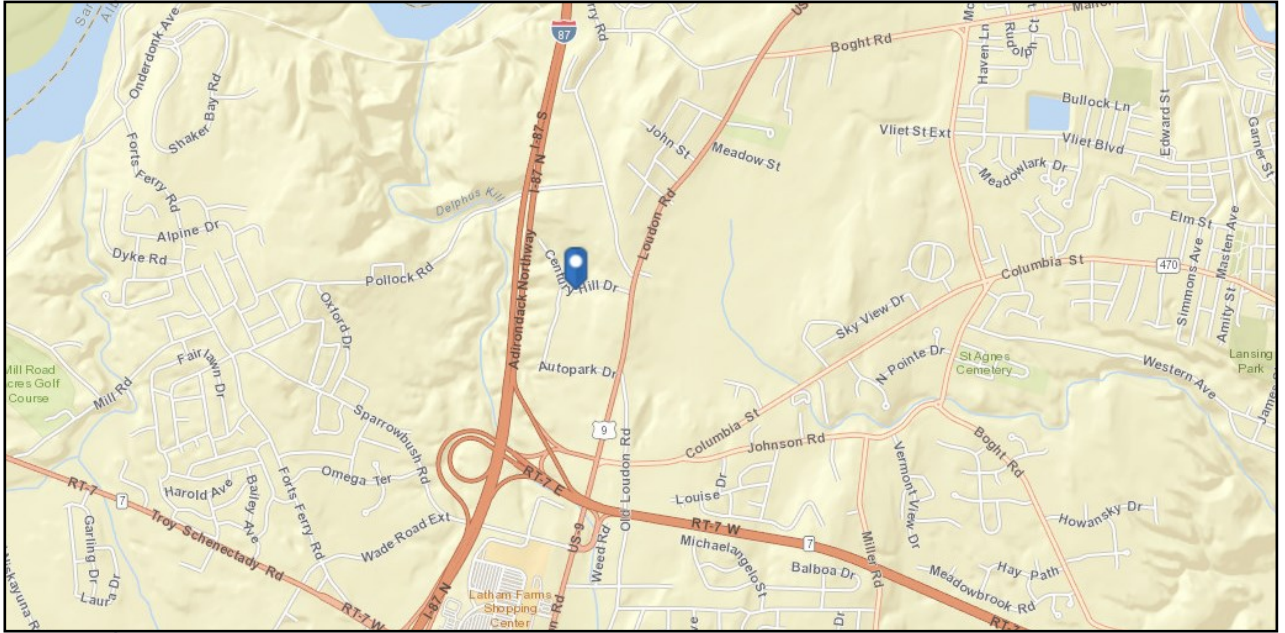
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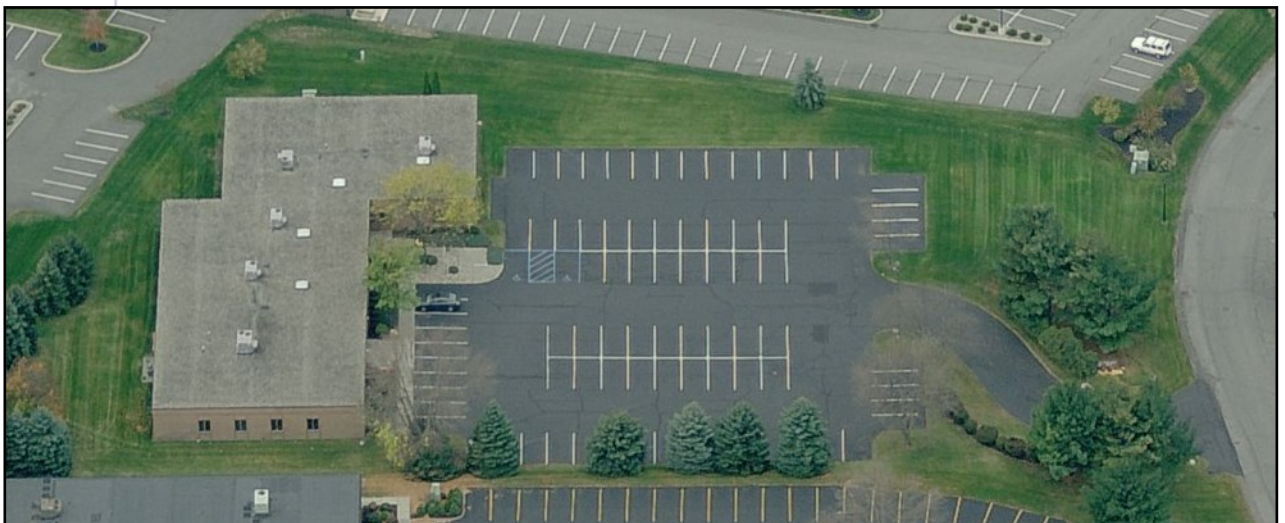
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LOCATION



AERIAL VIEW



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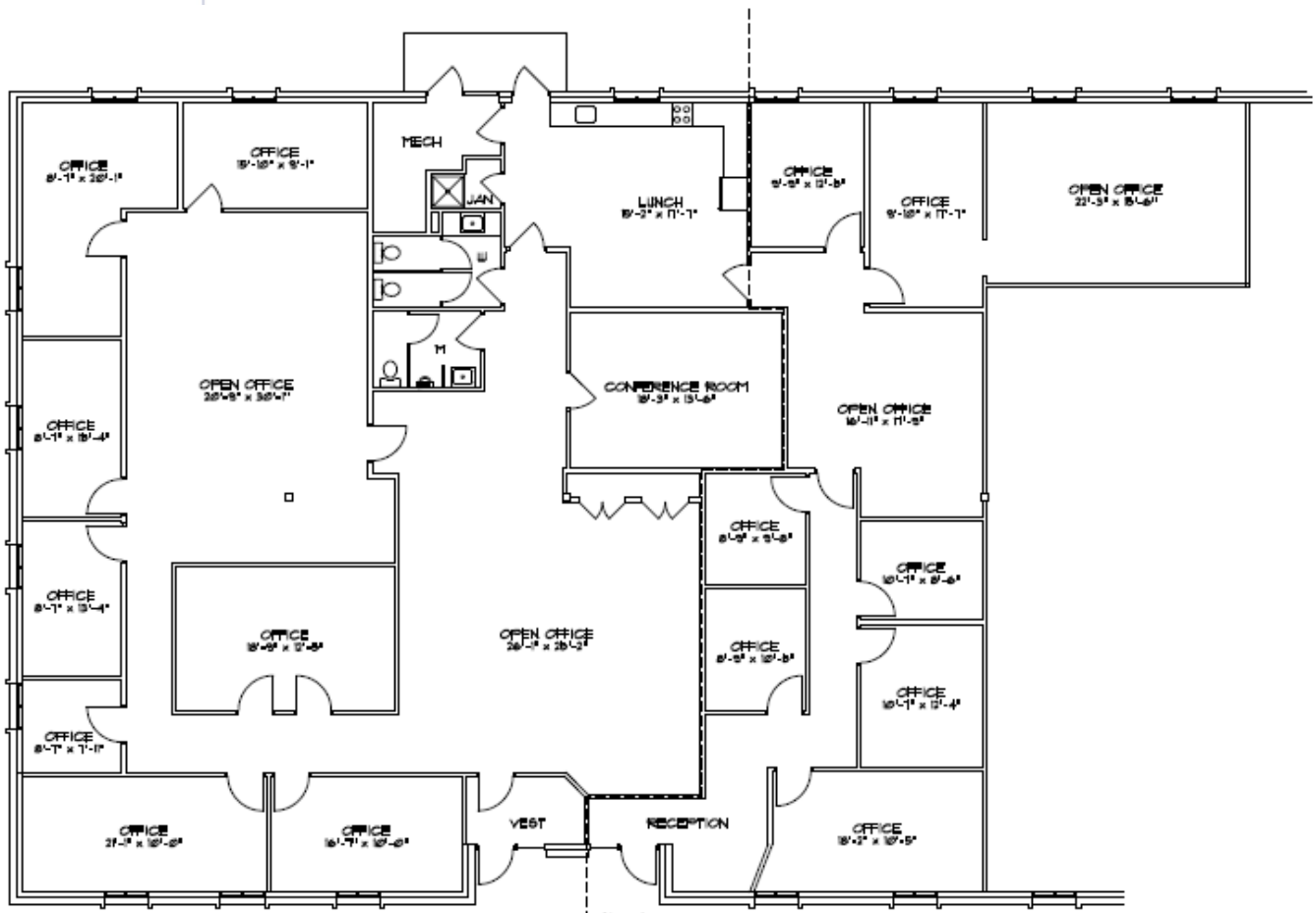
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FLOOR PLAN



EXISTING FLOOR PLAN

GRAPHIC SCALE
0' 2' 4' 8'

SIDE 1
4200 SF.

SIDE 2
1981 SF.

SEAD DEVELOPMENT GROUP, LLC
12 CENTURY HILL DRIVE
LATHAM, NEW YORK

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