



**Pyramid Brokerage
Company**

FIDELIS CARE
NEW YORK

FOR SUBLEASE

31 BRITISH AMERICAN BLVD

LATHAM, NY 12110

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PROPERTY DESCRIPTION

4,678-51,912± SF fully furnished office space in prime location. Plenty of private offices, conference rooms, training rooms, mothers room, cubicles, and a full kitchen. A must see!

PROPERTY HIGHLIGHTS

County:	Albany County	Year Built:	1999
Locale:	Airport Park	Term:	7 Years
Lease Type:	Sublease	OH Doors:	2
Total Bldg. SF:	51,912±	Ceiling Height:	10'
Max Contiguous SF:	51,912±	Stories:	1
Min Divisible SF:	4,678±	Condition:	Excellent

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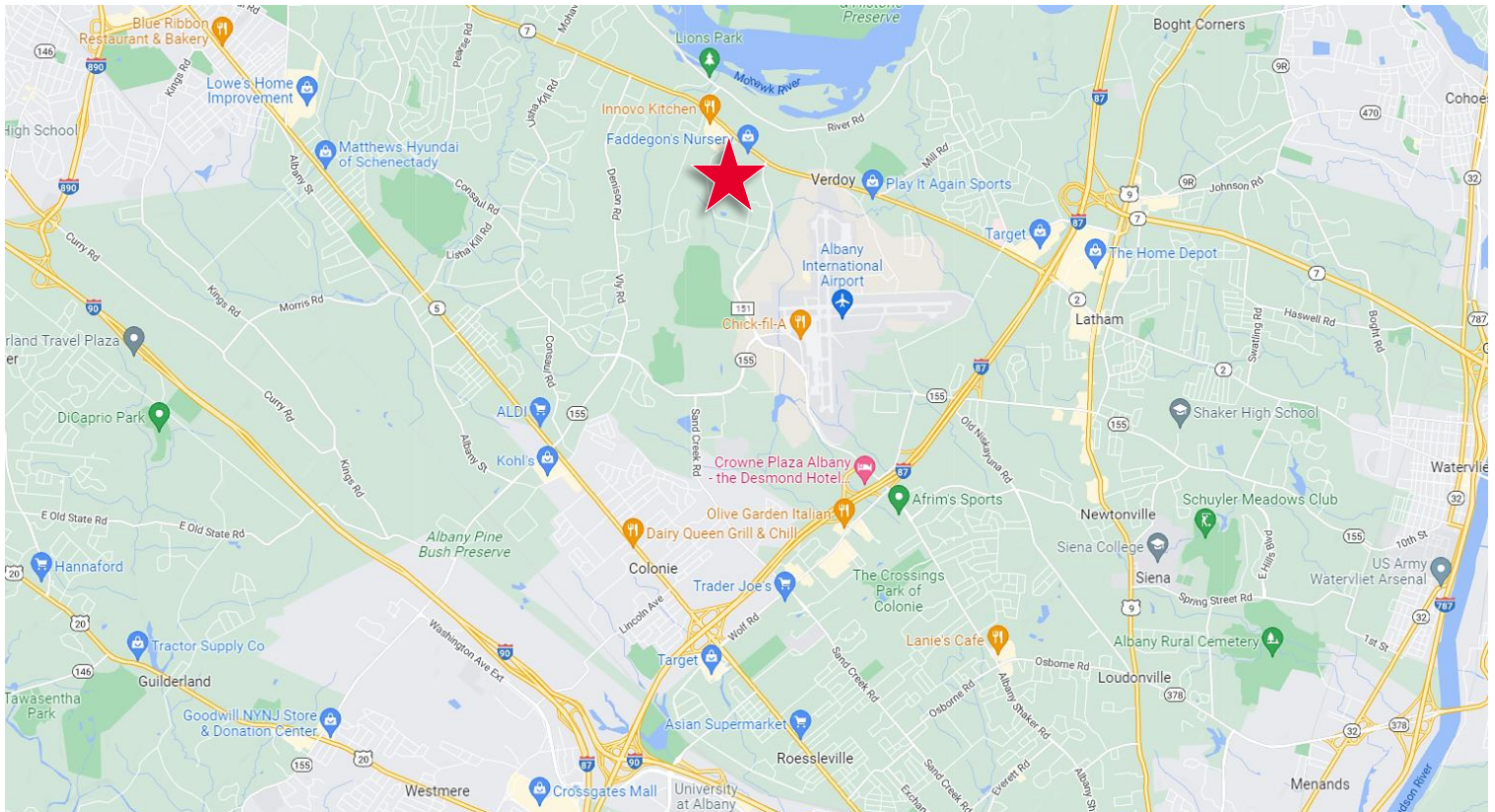
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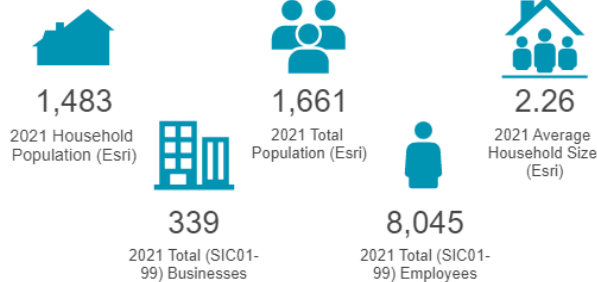
PROPERTY LOCATION MAP



DEMOGRAPHICS (Ring of 1 Mile)



GENERAL DEMOGRAPHICS



Businesses

Company/Business Name	Employee Count
FIDELIS CARE NEW YORK	5
GUARDIAN LIFE INS CO AMER	2
PREFERRED GROUP PLANS INC	5
BRITISH AMERICAN REALTY LTD	4
NY PREFERRED BROKAGE	20
ATM	0
AYCO CO LP	300
FIRST CARDINAL CORP	36
NEW YORK MUTUAL UNDERWRITERS	13

SERVICES SUMMARY



TRANSPORTATION BUSINESS



OCCUPATION



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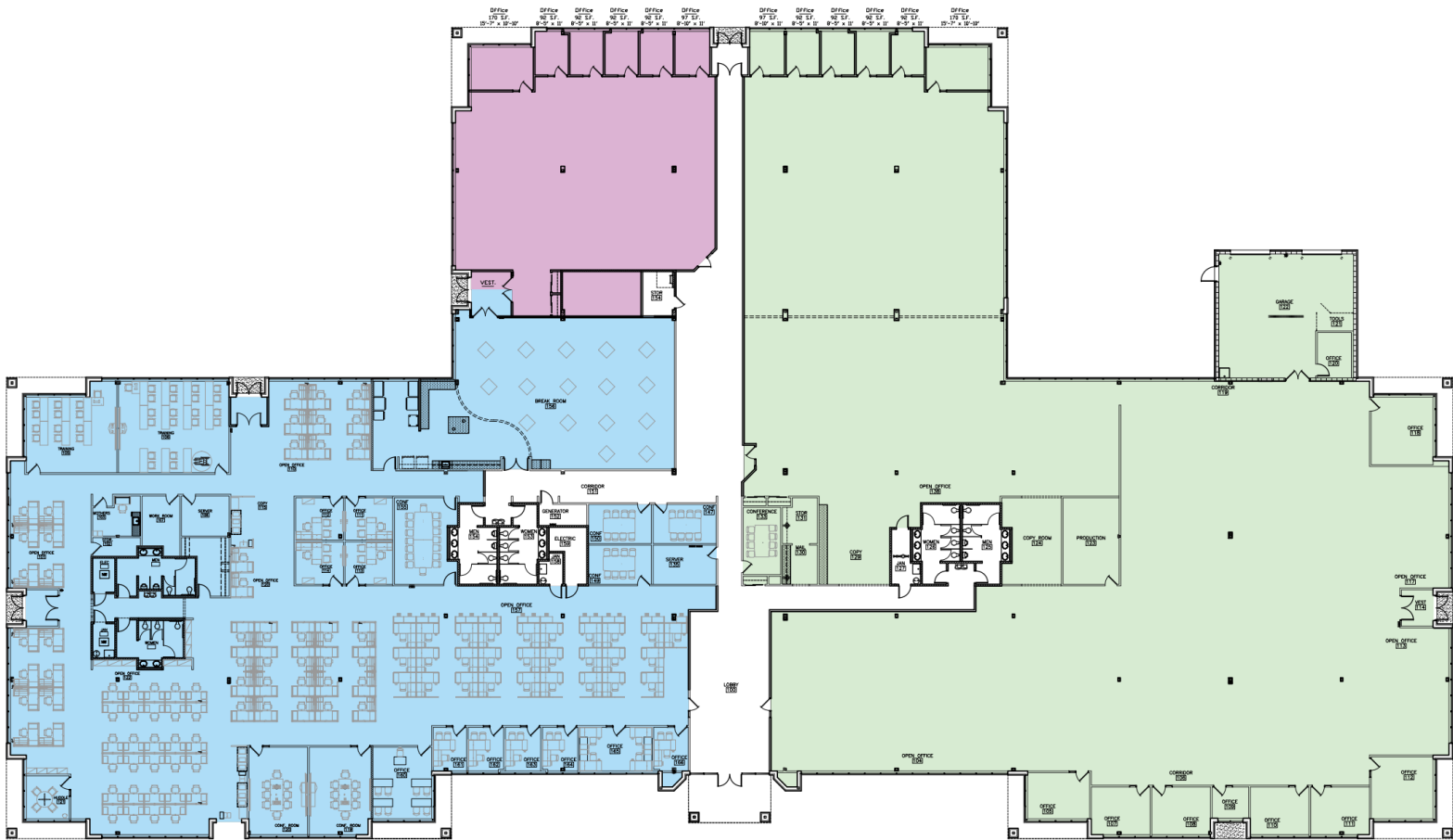
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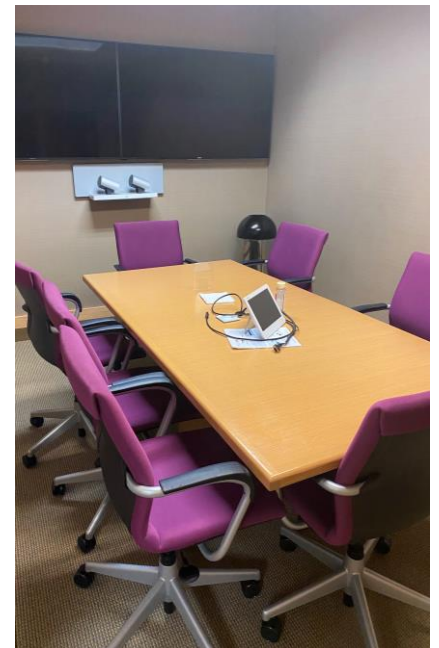
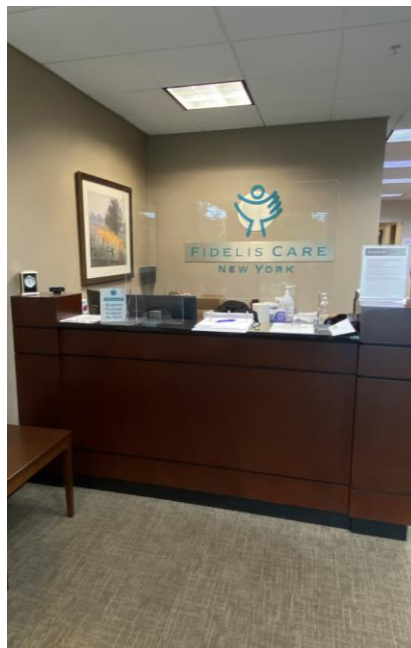
FLOOR PLAN



1 Proposed Floor Plan
A100 SCALE: 1/16" = 1'-0"
BUILDING GROSS AREA = 52,159 S.F.

Centene Fit-Up Area:		Vacant Space:		Vacant Space:
18,113.34 Usable S.F.		4,251.62 Usable S.F.		24,414.65 Usable S.F.
19,932.67 Rentable S.F.		4,678.66 Rentable S.F.		26,866.89 Rentable S.F.

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For further information, contact:

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