

# FOR LEASE - CLASS A OFFICE SPACES

400 Patroon Creek Boulevard, Albany, New York 12206



## OFFERING SUMMARY

|                    |   |
|--------------------|---|
| Lease Price:       | \$24.50 / SF + Utilities, Janitorial, pro rata escalations after base yr                                      |
| Zoning:            | MU-CI - Mixed Use   |
| Parcel:            | 8.26 Acres  |
| Road Frontage:     | 1,000'  |
| Total Building SF: | 180,000   |
| Available SF:      | Suite 104 - 8,436 SF<br>Suite 200 - 13,600 SF<br>Suite 205 - 26,925 SF<br>205 A - 13,990 SF<br>205 B - 12,935 |
| Stories:           | 3   |
| Elevators:         | 2   |
| Parking:           | 633   |
| Ceiling Height:    | 9'  |
| Heat/ A.C.:        | Central   |
| Construction:      | Brick   |
| Condition:         | Excellent   |
| Year Built:        | 2006  |

## Property Overview

Class A Medical Building With Premier I-90 Visibility. Landlord is offering a \$4/SF/Yr TI Allowance. Exterior signage visible to I-90. Floor plan and virtual tour are included in listing. In person showings available with advance notice. Building owned and managed by Healthcare Trust of America, Inc.

Proudly Owned & Managed by:

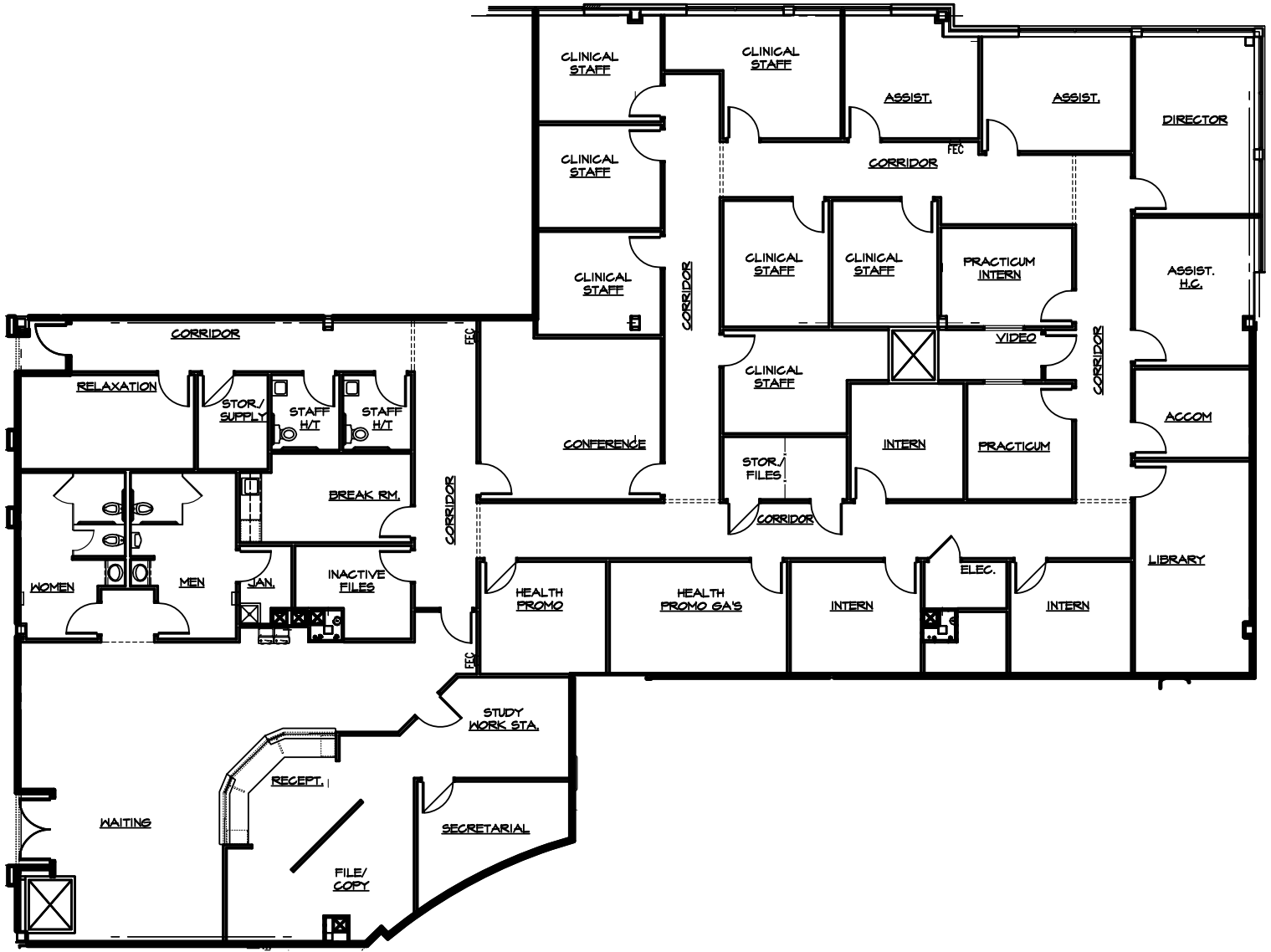


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# SUITE 104 | 8,436 SF



First floor suite was most recently UAlbany Behavioral Health. Existing layout includes two patient and two staff restrooms, staff break room and many offices. Space can be reconfigured to meet your practice's space needs.



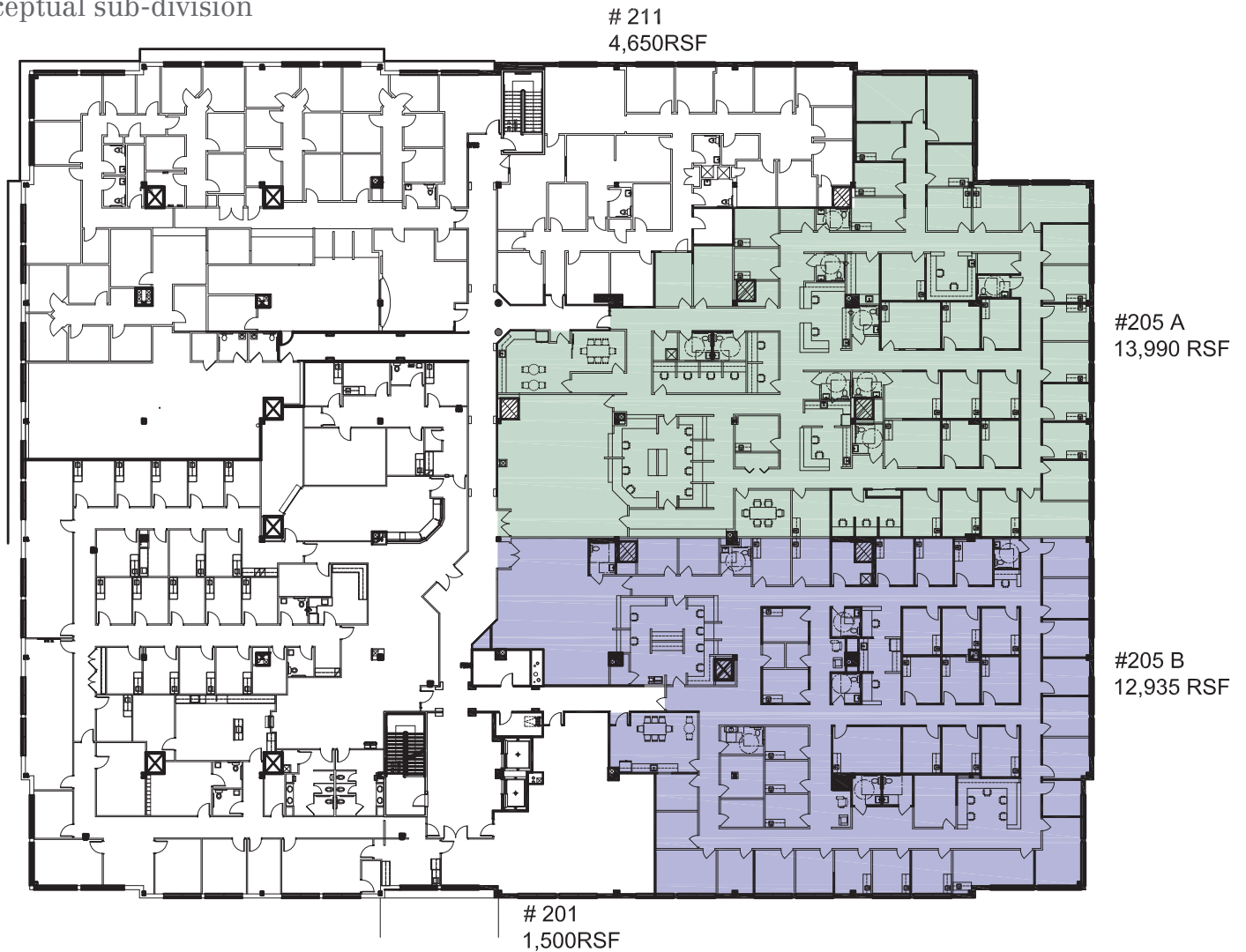


# SUITE 205 | 26,925 SF

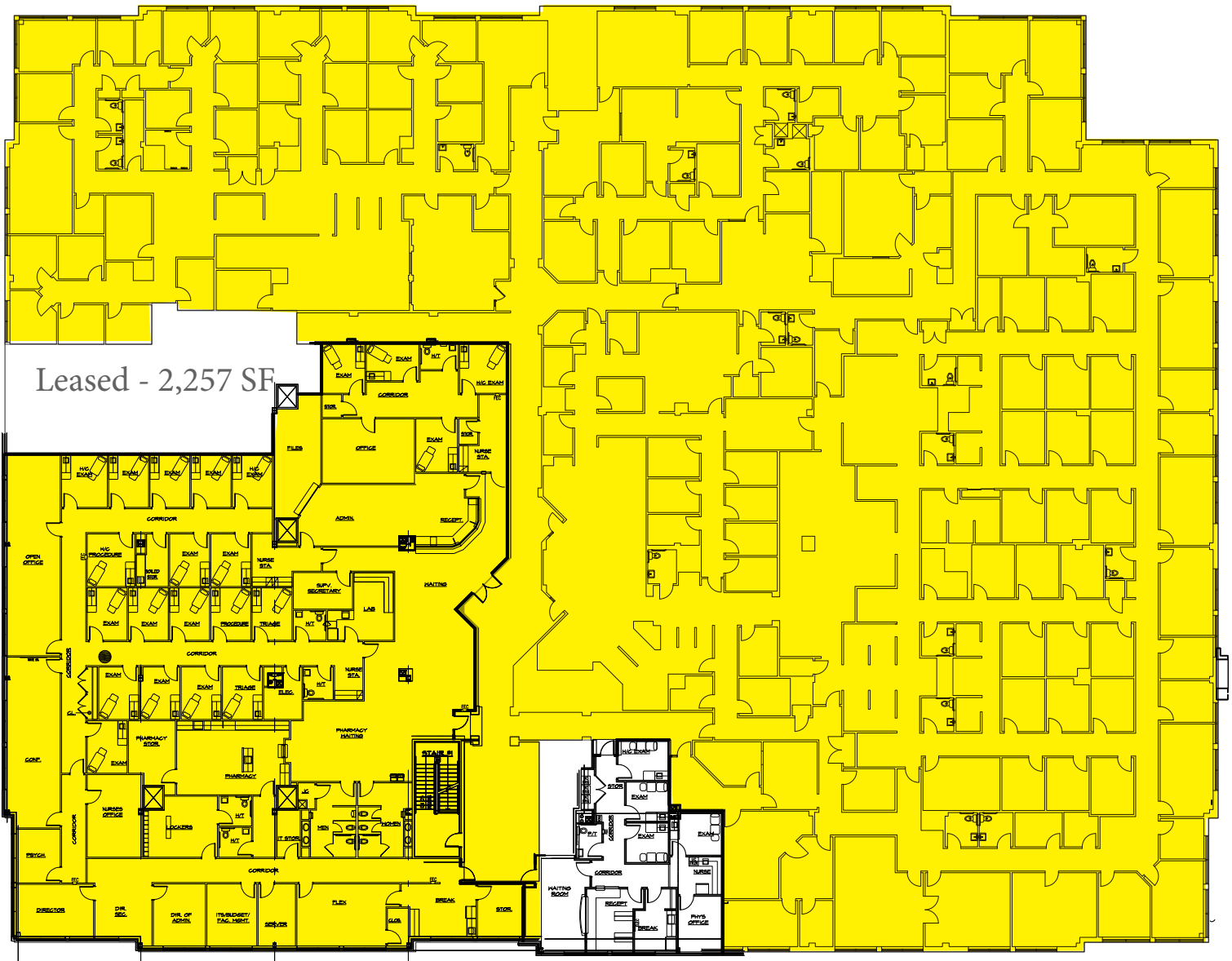
Suite was most recently Albany ENT & Allergy. Existing layout includes multiple exam pods, waiting areas, doctor offices, interior restrooms, etc. Space can be reconfigured to meet your practice's space needs. Existing layout includes multiple exam pods, waiting areas, doctor offices, interior restrooms, and a lead-shielded imaging room with its own roof hatch allowing heavy imaging equipment to be directly craned into the suite.



## Conceptual sub-division



2ND FLOOR | 53,812 SF



| PC 400 PATROON CREEK BLVD.                    |                         | FLOOR 2 |
|---|-------------------------|---------|
| LOWER LEVEL                                   |                         |         |
| NY Oncology Hematology, P.C.                  | (REAR ENTRANCE) Suite 1 |         |
| CDPHP   | (REAR ENTRANCE) Suite 2 |         |
| FLOOR 1                                       |                         |         |
| St. Peter's Health Partners                   | Suite 100               |         |
| St. Peter's Medical Imaging                   |                         |         |
| St. Peter's Urgent Care                       |                         |         |
| Center of Preventive Medicine                 |                         |         |
| Lab Corp.                                     | Suite 101               |         |
| St. Peter's Hospital Cardiac Rehabilitation   | Suite 102               |         |
| St. Peter's Hospital Pulmonary Rehabilitation | Suite 102               |         |
| CDPHP   | Suite 107               |         |
| FLOOR 2                                       |                         |         |
| Capital District Pediatrics, PLLC             | Suite 201 ←             |         |
| CDPHP   | Suite 208 →             |         |



Albany-Schenectady-Troy, NY Metropolitan Statistical Area  
 Albany-Schenectady-Troy, NY Metropolitan Statistical Area (10580)  
 Geography: CBSA

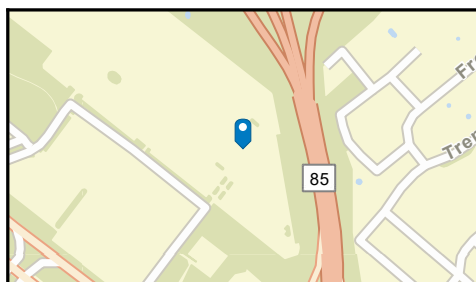
Prepared by: Jay Verro, CCIM

|                                | Albany-Schene... |
|--------------------------------|------------------|
| <b>Population Summary</b>      |                  |
| 2000 Total Population          | 825,875          |
| 2010 Total Population          | 870,716          |
| 2020 Total Population          | 905,403          |
| 2020 Group Quarters            | 32,694           |
| 2025 Total Population          | 917,006          |
| 2020-2025 Annual Rate          | 0.26%            |
| 2020 Total Daytime Population  | 915,037          |
| Workers                        | 440,486          |
| Residents                      | 474,551          |
| <b>Household Summary</b>       |                  |
| 2000 Households                | 330,246          |
| 2000 Average Household Size    | 2.41             |
| 2010 Households                | 355,301          |
| 2010 Average Household Size    | 2.36             |
| 2020 Households                | 372,771          |
| 2020 Average Household Size    | 2.34             |
| 2025 Households                | 378,647          |
| 2025 Average Household Size    | 2.34             |
| 2020-2025 Annual Rate          | 0.31%            |
| 2010 Families                  | 217,938          |
| 2010 Average Family Size       | 2.96             |
| 2020 Families                  | 225,064          |
| 2020 Average Family Size       | 2.95             |
| 2025 Families                  | 227,611          |
| 2025 Average Family Size       | 2.95             |
| 2020-2025 Annual Rate          | 0.23%            |
| <b>Housing Unit Summary</b>    |                  |
| 2000 Housing Units             | 363,740          |
| Owner Occupied Housing Units   | 58.5%            |
| Renter Occupied Housing Units  | 32.3%            |
| Vacant Housing Units           | 9.2%             |
| 2010 Housing Units             | 393,297          |
| Owner Occupied Housing Units   | 58.2%            |
| Renter Occupied Housing Units  | 32.2%            |
| Vacant Housing Units           | 9.7%             |
| 2020 Housing Units             | 418,554          |
| Owner Occupied Housing Units   | 54.9%            |
| Renter Occupied Housing Units  | 34.2%            |
| Vacant Housing Units           | 10.9%            |
| 2025 Housing Units             | 429,533          |
| Owner Occupied Housing Units   | 54.3%            |
| Renter Occupied Housing Units  | 33.9%            |
| Vacant Housing Units           | 11.8%            |
| <b>Median Household Income</b> |                  |
| 2020                           | \$71,536         |
| 2025                           | \$76,666         |
| <b>Median Home Value</b>       |                  |
| 2020                           | \$219,457        |
| 2025                           | \$232,837        |
| <b>Per Capita Income</b>       |                  |
| 2020                           | \$38,242         |
| 2025                           | \$42,080         |
| <b>Median Age</b>              |                  |
| 2010                           | 39.7             |
| 2020                           | 41.5             |
| 2025                           | 42.3             |

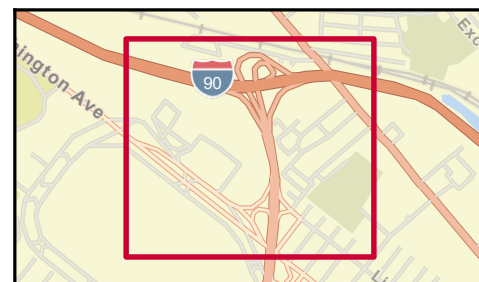
## Traffic Count Map - Close Up

400 Patroon Creek Blvd, Albany, New York, 12206  
 Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM  
 Latitude: 42.68384  
 Longitude: -73.80327



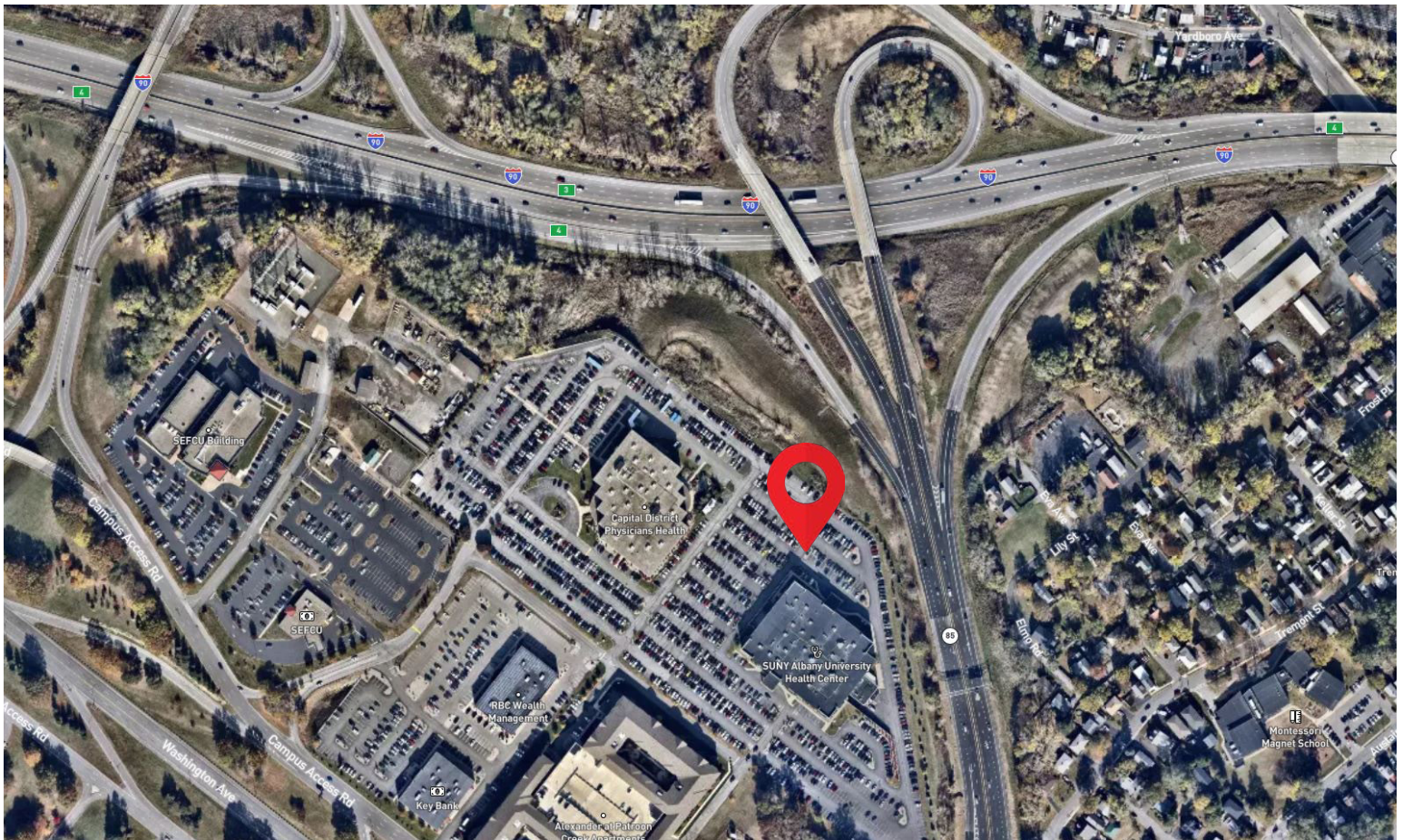
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

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