

FOR LEASE - CLASS A MEDICAL BUILDING

1365 Washington Avenue, 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:	4.05 Acres
Road Frontage:	1,000'
Total Building SF:	80,736
Available SF:	Suite 102: 2,886 SF Suite 104: 1,103 SF Suite 105: 4,480 SF Suite 300: 26,599 SF
Ceiling Height:	9'
Heat/ A.C.:	Central
Construction:	Brick
Condition:	Excellent
Year Built:	1998

Property Overview

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

Proudly Owned & Managed by:



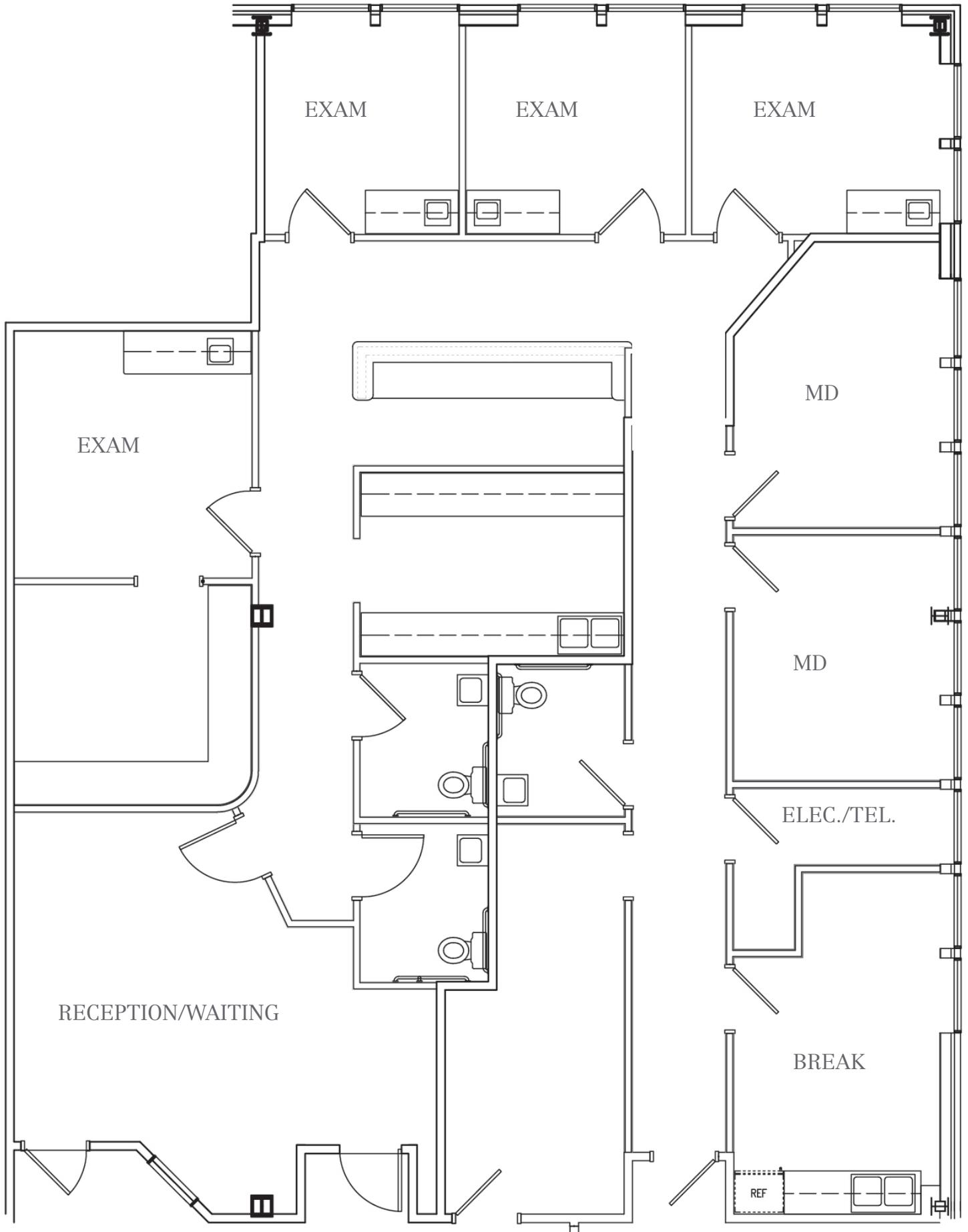
James "Jay" Verro, CCIM | Associate Broker

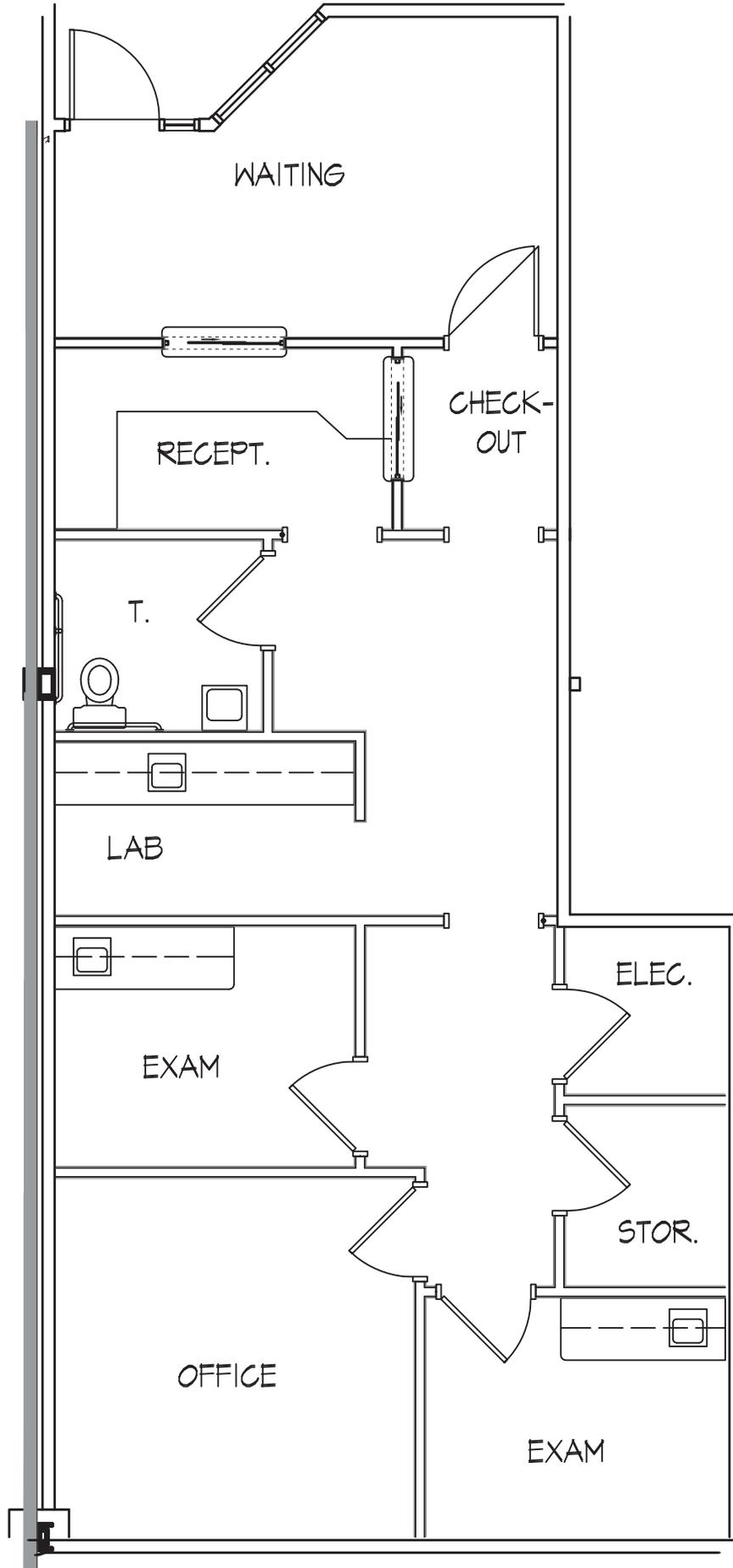
+1 518 369 5048 | +1 518 465 1400 ext. 214 | jverro@ccim.net

William "Felton" McLaughlin, CCIM, SIOR | Associate Broker

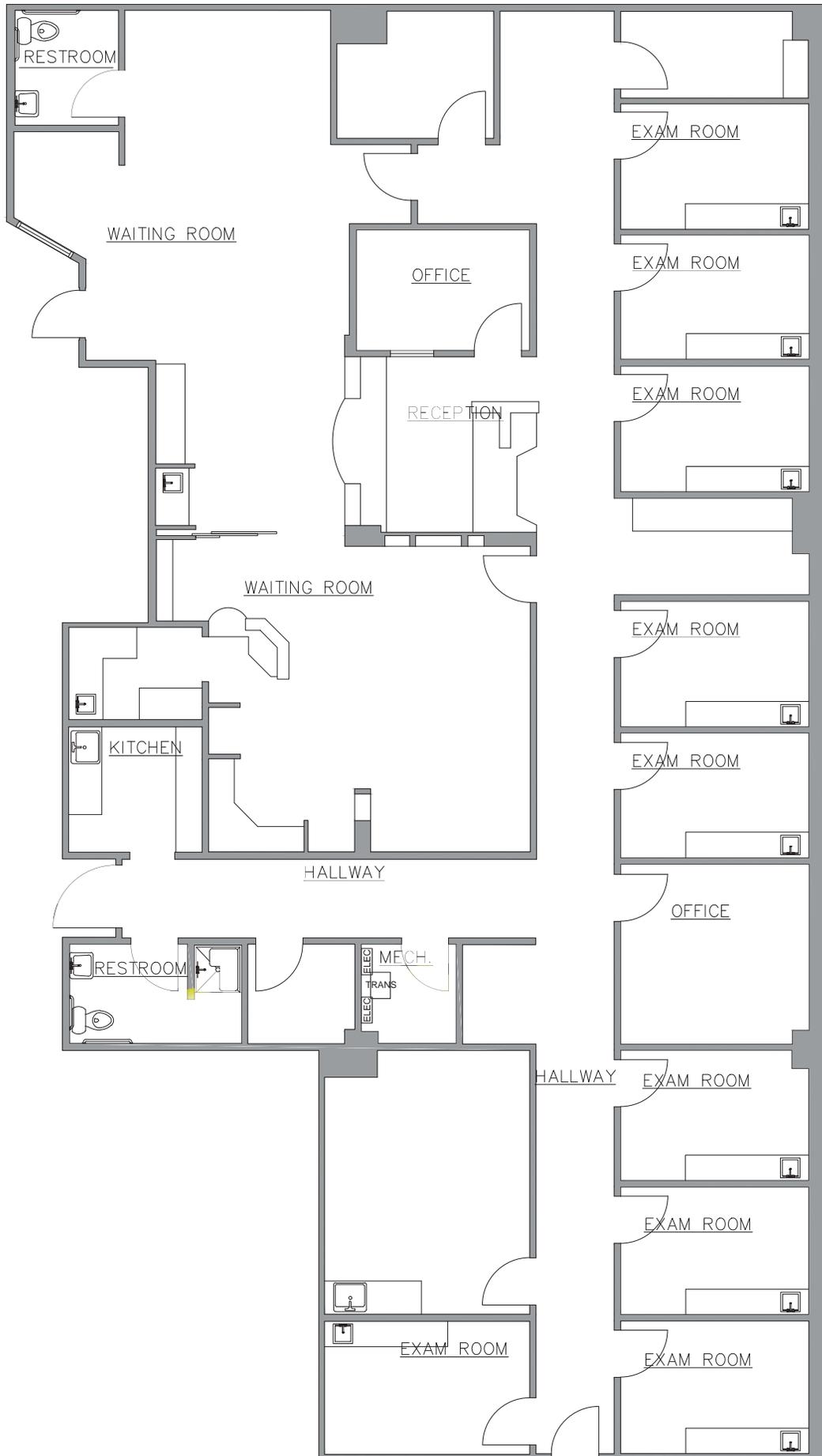
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naipatform.com







SUITE 105 | 4,480 SF



1365 Washington Avenue

- SUITE 100 ALBANY MED-NEUROLOGY
- SUITE 101 CAPITAL REGION RETINA, PLLC
- SUITE 102 JAMES H. BARADA, M.D., UPSTATE UROLOGY
- SUITE 102A CAPITAL PSYCHOLOGICAL ASSOCIATES
- SUITE 103 OASIS HIGH FIELD OPEN MRI
- SUITE 106 ST. PETER'S LABORATORY
PATIENT SERVICE CENTER
- SUITE 107 PEARSON PROFESSIONAL CENTER
- SUITE 200 AMC ALBANY MULTI-SPECIALTY ← USE SIDE ENTRANCE
- SUITE 200 ALBANY MED SLEEP CLINIC
- SUITE 201 UPSTATE OB/GYN ASSOCIATES, P.C.
- SUITE 202 ST. PETER'S BREAST CENTER
- SUITE 204 ALBANY MEDICAL CENTER NUCLEAR MEDICINE
- SUITE 300 ALBANY MED
THE ENDOCRINE GROUP
- SUITE 301 BARBARA E. HAUSER, M.D., J.D., FAAP
UPSTATE INTERNAL MEDICINE AND PEDIATRICS, P.C.



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

Prepared by: Jay Verro, CCIM

	Albany-Schene...
Population Summary	
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
Household Summary	
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%
Housing Unit Summary	
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%
Median Household Income	
2020	\$71,536
2025	\$76,666
Median Home Value	
2020	\$219,457
2025	\$232,837
Per Capita Income	
2020	\$38,242
2025	\$42,080
Median Age	
2010	39.7
2020	41.5
2025	42.3

FOR LEASE - CLASS A MEDICAL BUILDING
1365 Washington Avenue, Albany, New York 12206



James "Jay" Verro, CCIM | Associate Broker
+1 518 369 5048 | +1 518 465 1400 ext. 214 | jverro@ccim.net

William "Felton" McLaughlin, CCIM, SIOR | Associate Broker
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naipatform.com

