

FOR LEASE - CLASS A MEDICAL BUILDING

1375 Washington Avenue, Albany, New York 12206



OFFERING SUMMARY

Lease Price:	\$24.50 / SF + Utilities, Janitorial
Zoning:	MU-CI - Mixed Use
Parcel:	3.16 Acres
Road Frontage:	300'
Parking:	300 Private Spaces
Total Building SF:	40,000 Medical Condo in a 55,000 SF Building
Available SF:	1,764
Ceiling Height:	10
Heat/A.C.:	Central
Stories:	3
Elevators:	2
Construction:	Steel, Masonry
Roof:	EPDM
Condition:	Excellent
Year Built:	2000

Property Overview

Class A medical building on the Washington Avenue Medical Mile. 1,764 SF medical suite on the ground floor is ideal for small medical practices. Join Albany Gastroenterology, St. Peter's Surgery and Endoscopy, eye surgeons and an internal medicine practice in this premier medical office building. Landlord is offering \$4/SF/YR TI Allowance.

Proudly Owned & Managed by:



James "Jay" Verro, CCIM | Associate Broker

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

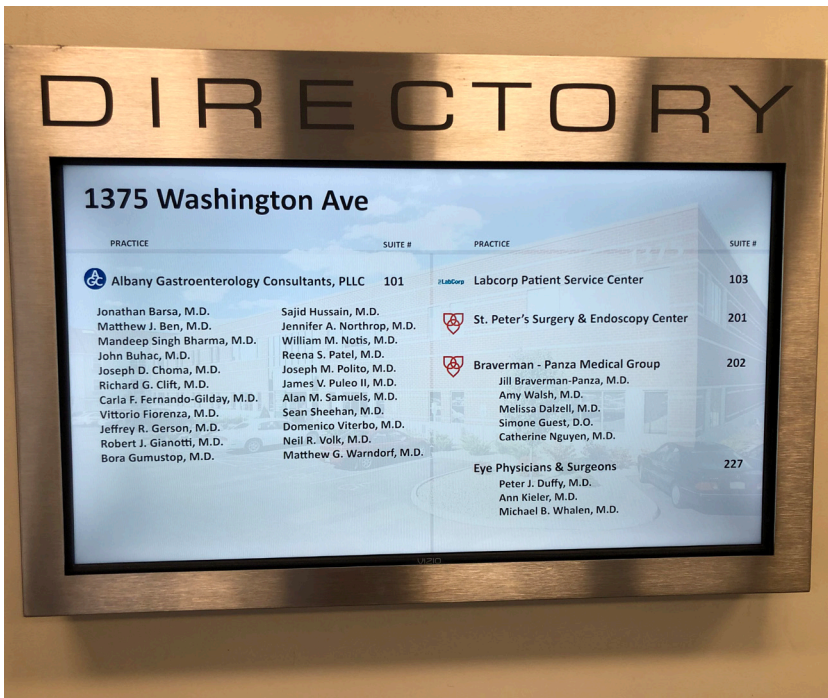
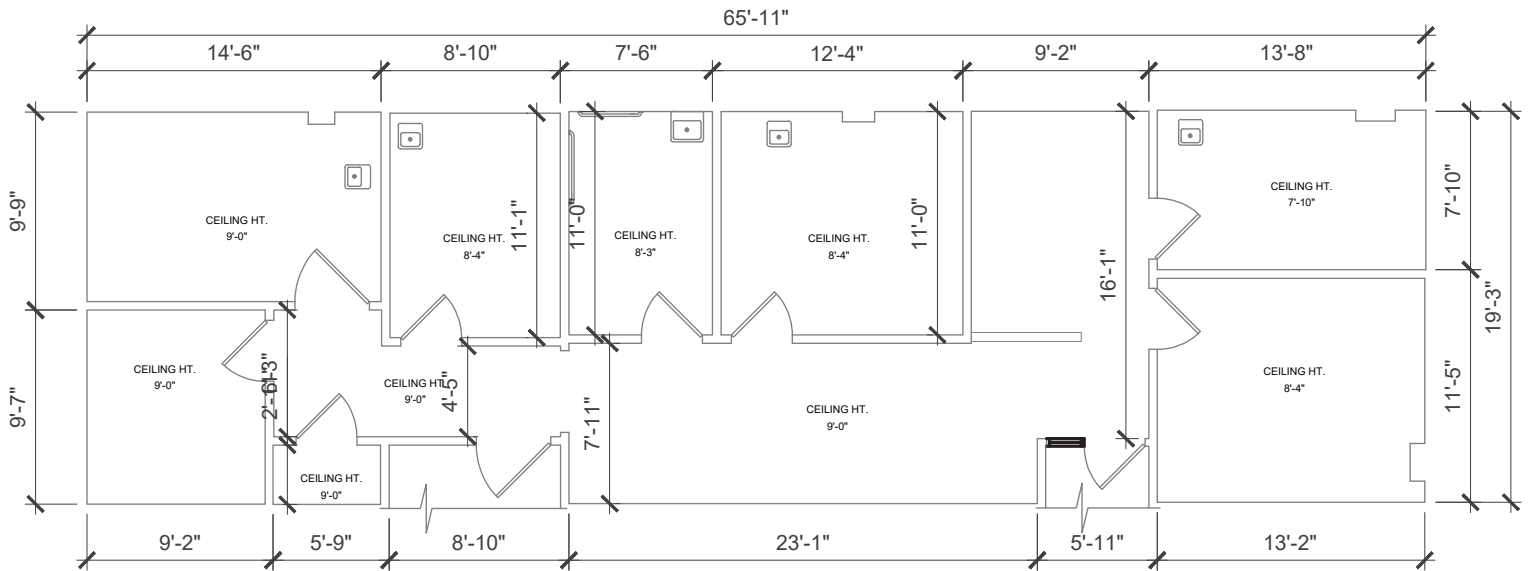
William "Felton" McLaughlin, CCIM, SIOR | Associate Broker

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



FOR LEASE - CLASS A MEDICAL BUILDING

1375 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@naplatform.com

