

# FOR LEASE - CAPITAL REGION HEALTH PARK

711-713 Troy Schenectady Road, Latham, New York 12110



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The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Proudly Owned & Managed by:

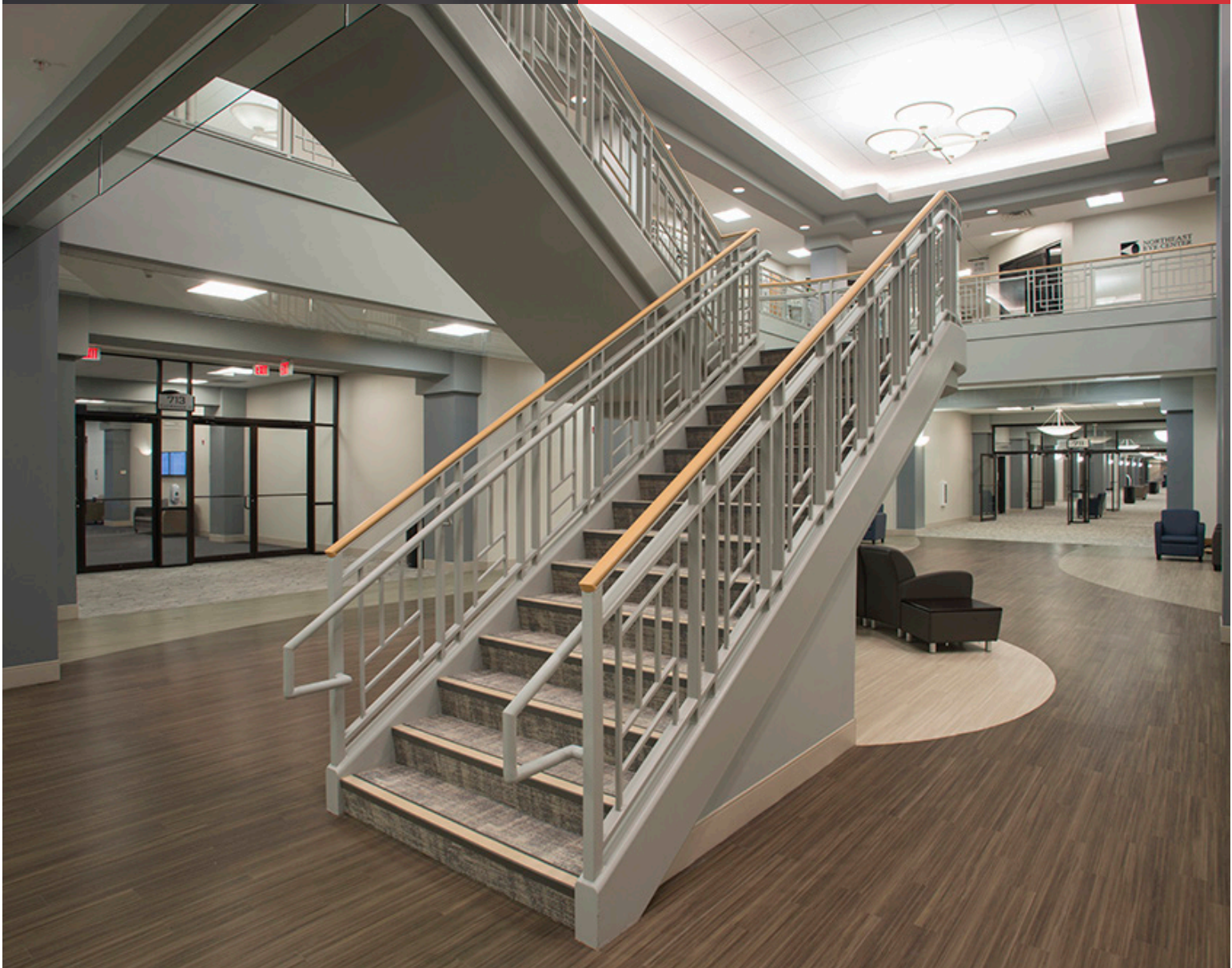


## Property Overview

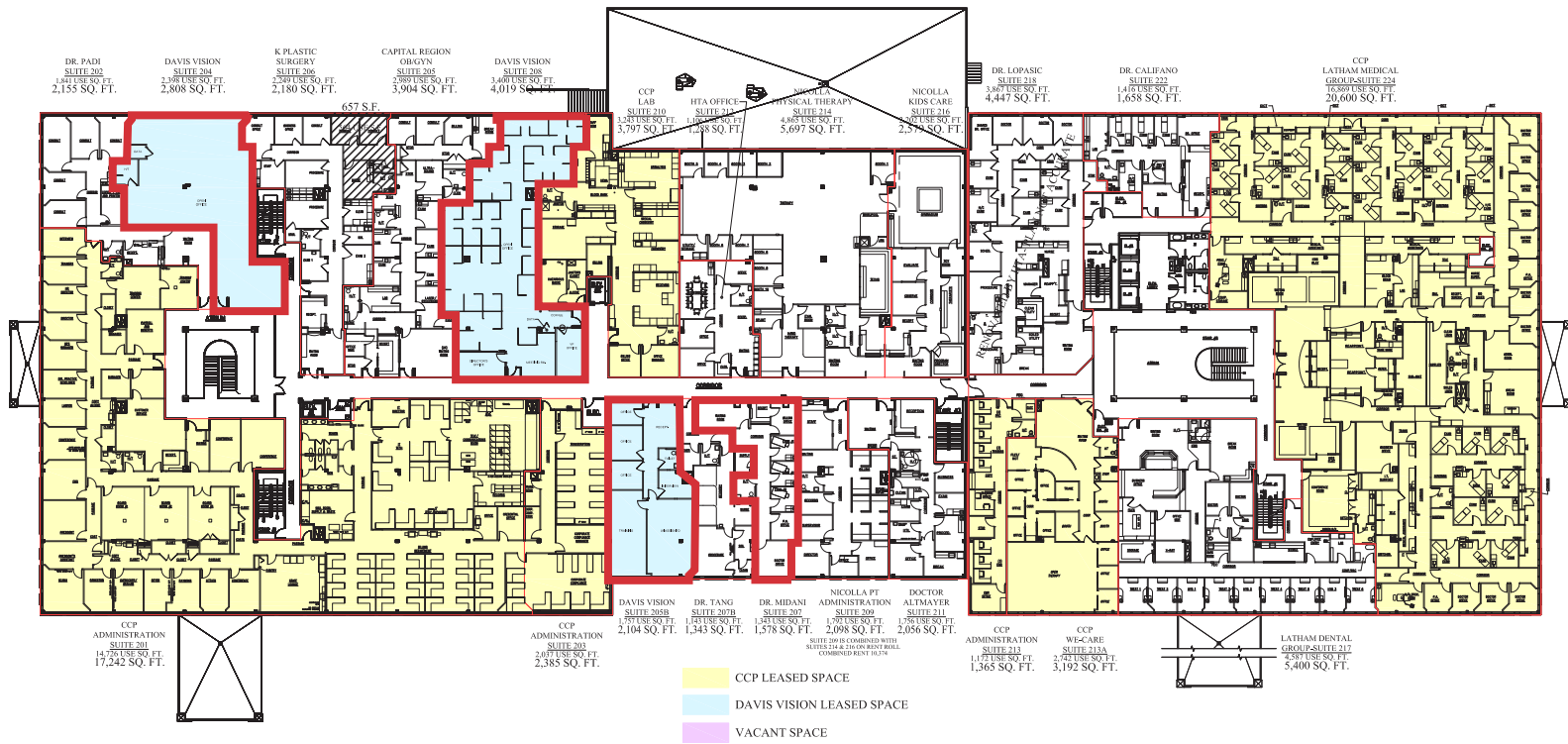
Opportunity knocks in 2021 for a rare medical suite availability in the very centrally located Capital Region “Medical Mall” located just off Northway Exit 6. This professional medical office building has unmatched practice synergies. Easy access for patients of all major hospital systems. Landlord is offering a \$4 per SF / Yr Tenant Improvement Allowance. Property is owned & managed by HTA

## Offering Summary

Lease Price:	\$25.00 / SF + Utilities, Janitorial, pro rata escalations after base yr
Zoning:	COR
Parcel:	17.64 Acres
Road Frontage:	565'
Total Building SF:	260,000
Available SF:	Suite 204 - 2,808 RSF Suite 205B - 2,104 RSF Suite 207 - 1,578 RSF Suite 208 - 4,019 RSF Suite 308 - 3,067 RSF
Stories:	3
Elevators:	2
Parking:	1,800 Private Spaces
Ceiling Height:	9'
Heat/A.C.:	Central
Construction:	Brick
Condition:	Excellent
Year Built:	2004



# MASTER 2ND FLOORPLAN



## 711

**CRHP**  
CAPITAL REGION HEALTH PARK

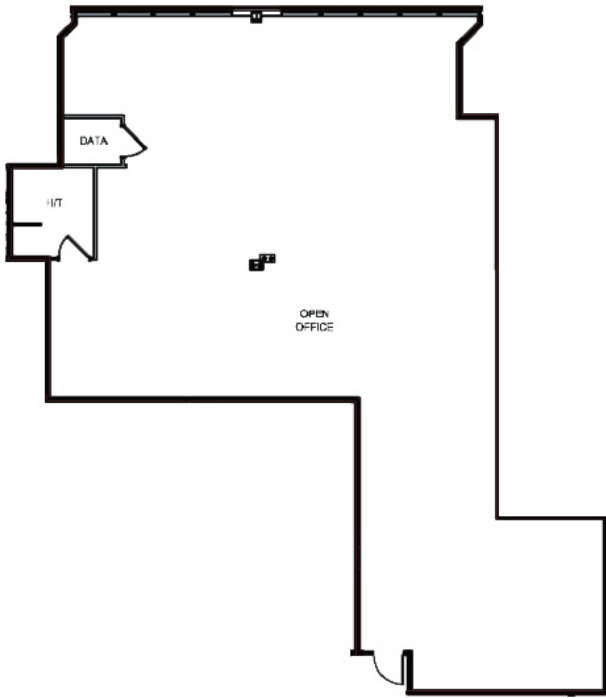
LATHAM PEDIATRICS SUITE 101	COMMUNITY CARE UROLOGY SUITE 119
URGENT CARE CENTER SUITE 102	CAPITAL REGION GASTROENTEROLOGY SUITE 123
COMMUNITY CARE PHYSICAL THERAPY SUITE 103	CHRIS YAKAWIAK, PA SUITE 123
LATHAM INTERNAL MEDICINE SUITE 104	ARBIND KUMAR, MD SUITE 123
SARATOGA PSYCHOLOGICAL ASSOCIATES SUITE 104	360 SPINE CARE SUITE 202
CHILD & FAMILY PSYCHOLOGICAL SERVICES SUITE 104	COMMUNITY SLEEP DISORDERS CENTER SUITE 204
MASSAGE THERAPY SUITE 104	CAPITAL REGION OB/GYN SUITE 205
CHILDREN'S NEUROPSYCHOLOGICAL SERVICES, PLLC SUITE 104	PLASTIC SURGERY PLLC, SANJIV KAYASTHA, MD SUITE 206
THE AUDIOLOGY CENTER SUITE 105	ST. PETER'S NEUROLOGY SUITE 207
COMMUNITY CARE WELLNESS CONCIERGE SUITE 107	THOMAS NICOLLA CONSULTING SERVICES SUITE 209
DAYTIME URGENT CARE SUITE 109	MENTAL HEALTH SUITE 209A
JOEY G'S CAFÉ SUITE 110	COMMUNITY CARE PHYSICIANS LABORATORY SUITE 210
ORTHONY SUITE 111	LATHAM DERMATOLOGY SUITE 211
IMAGECARE LATHAM SUITE 114	HEALTHCARE TRUST OF AMERICA INC. SUITE 212
IMAGECARE, INTERVENTIONAL CARE, 360 SPINE CARE SUITE 115	THOMAS NICOLLA PHYSICAL THERAPY SUITE 214
	WEGANS YOGA, EXERCISE & WELLNESS SUITE 215
	KIDS CARE SUITE 216
	DAVIS VISION SUITE 301

## 713

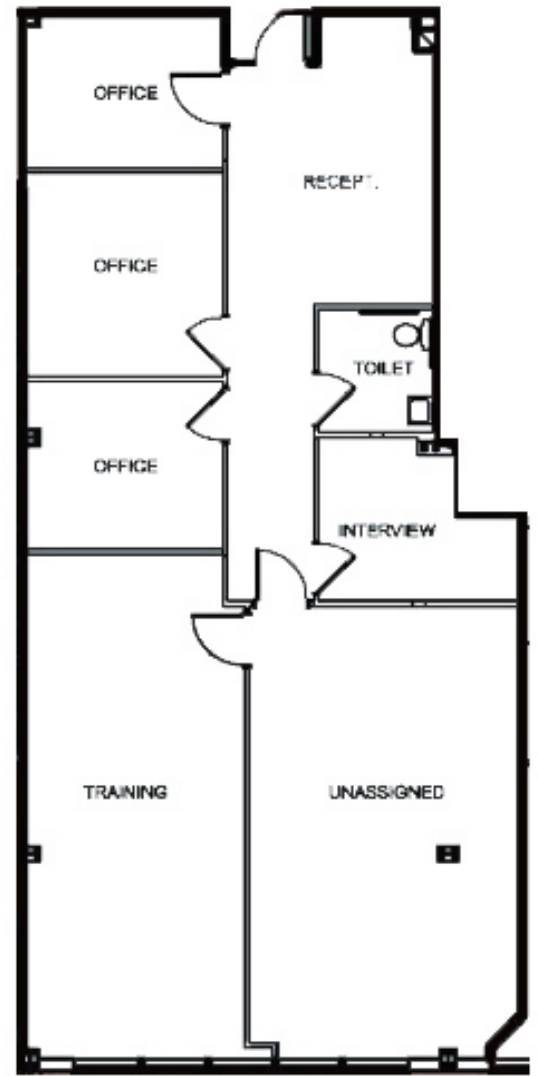
**CRHP**  
CAPITAL REGION HEALTH PARK

THE BREAST CENTER AT IMAGECARE SUITE 120	CAPITAL FOOT SPECIALISTS SUITE 222
HAROLD L. BLOCH CANCER RESOURCE CENTER SUITE 122	LATHAM MEDICAL GROUP FAMILY MEDICINE SUITE 224
ARBIND KUMAR, M.D. GASTROENTEROLOGY SUITE 123	DAVIS VISION SUITE 301
IMAGE GUIDED RADIATION THERAPY SUITE 124	SAMARITAN OB/GYN SUITE 304
VASCULAR HEALTH PARTNERS SUITE 125	COMMUNITY CARE SURGERY SUITE 305/310
ADIRONDACK ORTHODONTICS SUITE 126	VASCULAR INTERVENTIONAL CARE SUITE 305
COMMUNITY CARE PHYSICIANS DERMATOLOGY SUITE 127	ALBANY MED FACULTY PHYSICIANS SUITE 306
COMMUNITY CARE PHYSICIANS PODIATRY SUITE 133	LUCIE CAPEK, MD, PLASTIC SURGERY SUITE 308
BRASS EYE CENTER SUITE 135	
THE OPTICAL SHOP SUITE 135	
HEALTHCARE TRUST OF AMERICA INC. SUITE 212	
LATHAM DENTAL GROUP SUITE 217	
NORTHEAST EYE CENTER & OPTICAL SUITE 218	
THE DIABETES AND NUTRITION CENTER SUITE 224	
RHEUMATOLOGY SUITE 131	
COMMUNITY CARE OB/GYN & MIDWIFERY SUITE 215	

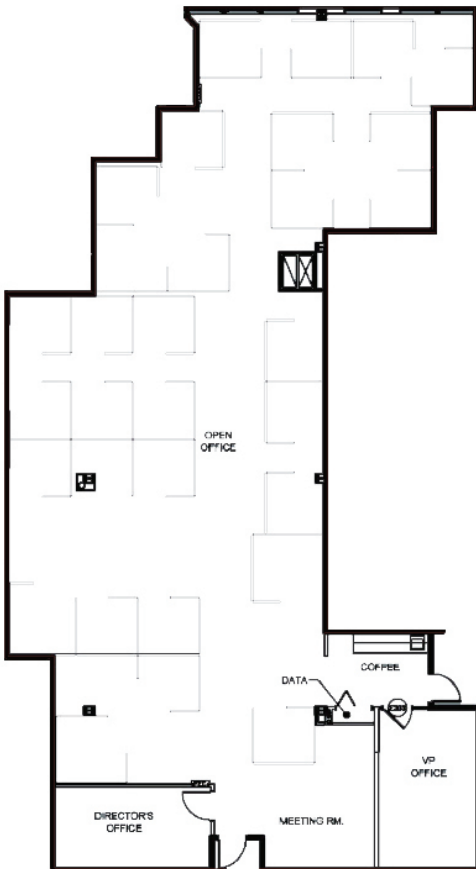
SUITE 204 | 2,808 RSF



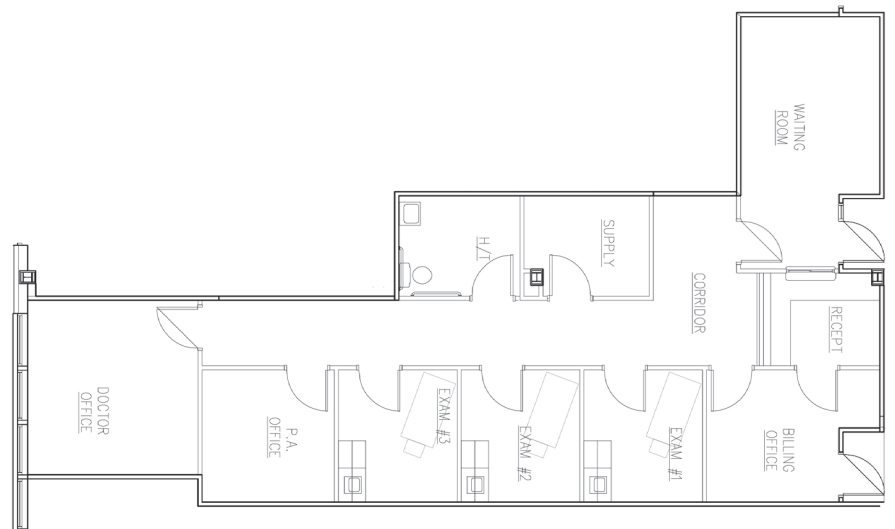
SUITE 205 B | 2,104 RSF



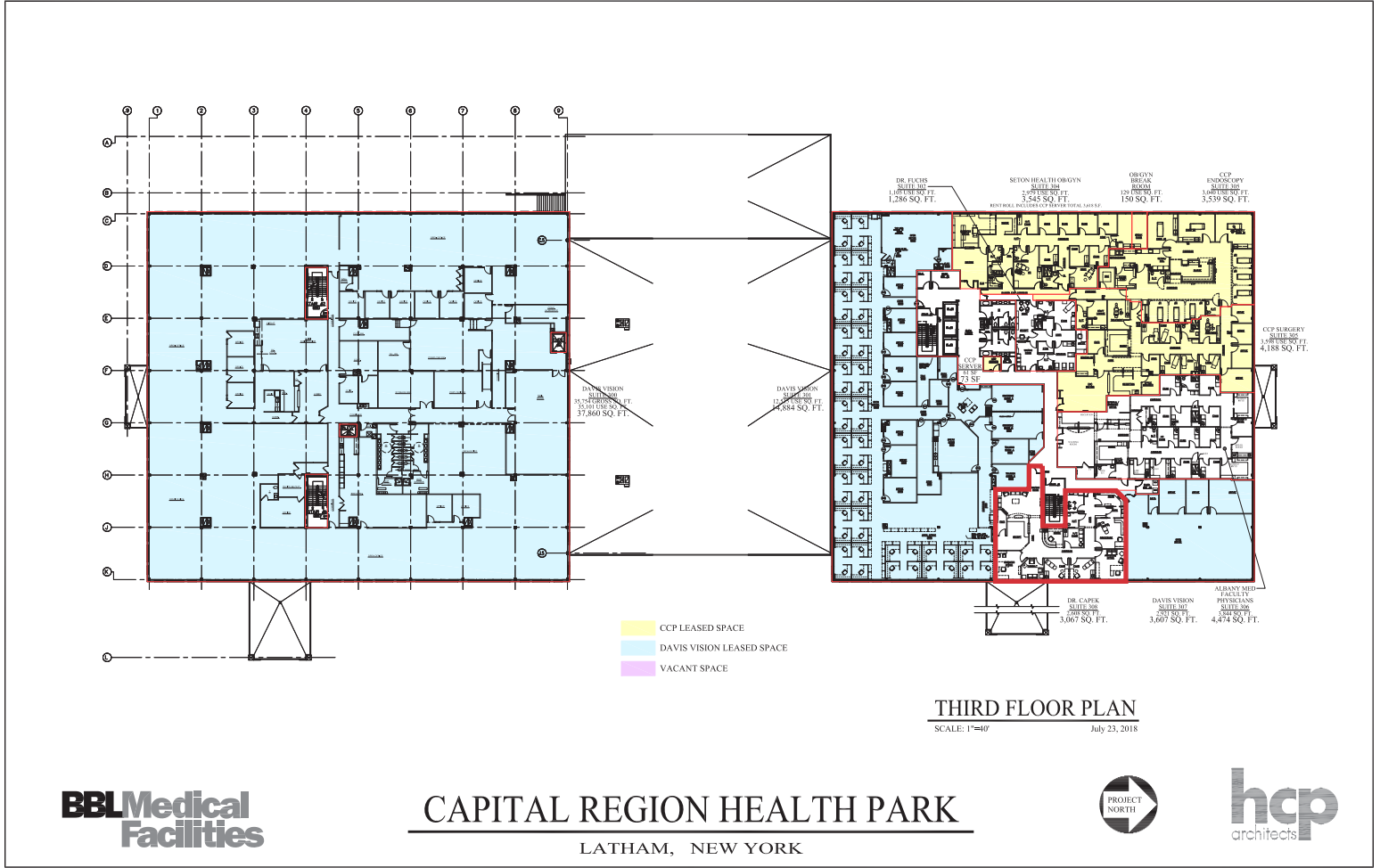
SUITE 208 | 4,019 RSF



SUITE 207 | 1,578 RSF



# MASTER 3RD FLOORPLAN



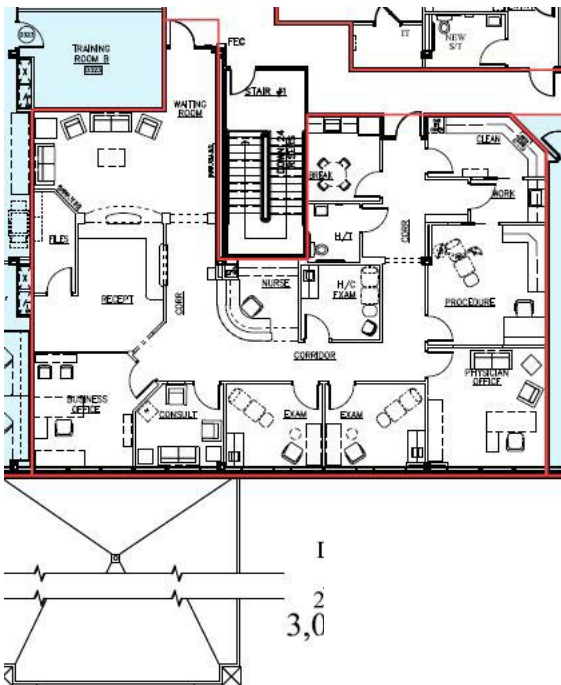
**BBL Medical Facilities**

## CAPITAL REGION HEALTH PARK LATHAM, NEW YORK



**hcp**  
architects

# SUITE 308 | 3,067 RSF





Community Profile

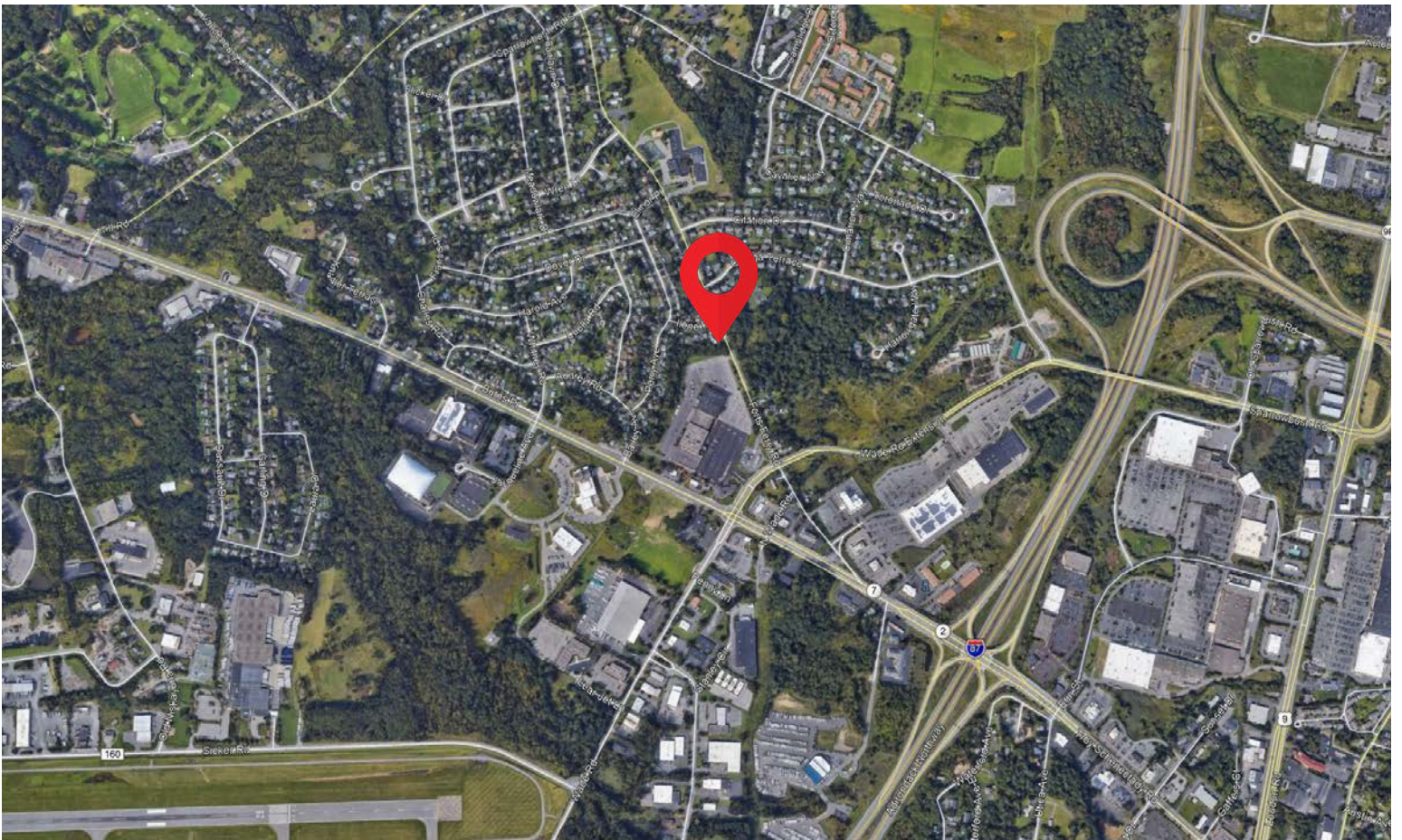
Albany-Schenectady-Troy, NY Metropolitan Statistical Area  
 Albany-Schenectady-Troy, NY Metropolitan Statistical Area (10580)  
 Geography: CBSA

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



AADT: Troy Schenectady Road: 31,850  
AADT: Wade Road Ext: 10,875



# NAI Platforms Experienced Medical Practice Brokers



## Jay Verro, CCIM

Associate Broker

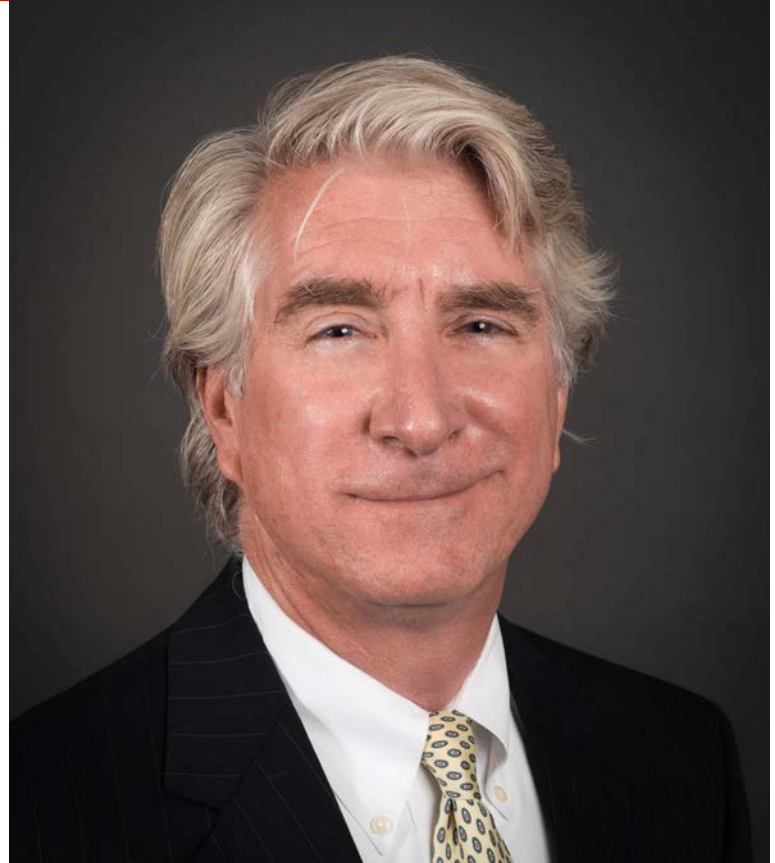
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jverro@ccim.net

*"We have known and worked with Jay Verro from NAI Platform since 2010. He has helped us as landlord's representative for our main office building at 658 Malta Ave., Malta, New York and as a tenant representative in negotiating terms of our surgical center lease at Exit 16 with our landlord Glens Falls Hospital and our most recent satellite office in Clifton Park, NY.*

*Jay has been extremely professional throughout and is always looking to add value. He prizes and keeps the lines of communication consistently open and has gone the extra mile for us time and time again. Honestly and thoroughness have been his trademarks, as a commercial broker and representative."*

- Amjad M. Hammad, MD, MBA



## William "Felton" McLaughlin, CCIM, SIOR

Associate Broker

+1 518 465 1400 x208

felton@naiplatform.com

*"We look forward to making 523 Western Avenue an even more attractive medical facility to continue serving the families and neighbors in this part of Albany. Felton McLaughlin of NAI Platform was a valuable resource throughout the entire transaction and I would highly recommend Felton McLaughlin in the Albany market. His expertise and knowledge of the medical office market were exceptional."*

- Dr. Gaetano Gialanella

*"I worked closely with Felton McLaughlin & Jay Verro of NAI Platform on two new build-to-suit medical office buildings: 123 Everett Road in Colonie & 1768 Rt. 9 in Clifton Park. I find them to be very trustworthy & would not hesitate to use them in future transactions."*

- Rich Paulsen, Paulsen Development