

Commercial Lease
MLS# 202200595
3 Lear Jet Lane, 201
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078	Year Built: 1997	\$16.5 SqFt
Building Available SQFT: 4,949	Stories: 2	
Property Sub Type: Office		Active DOM: 27



Lot Size Dimensions: 5.4 acres
Lot Size Square Feet: 234,353
Lot Size Acres: 5.38

Public Remarks: 4,949 SF Second floor professional space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Office Possible Use: Business; Medical/Dental; Office	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>4,949</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>4,949</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	4,949	9	Office:		4,949		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 0
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	4,949	9																			
Office:		4,949																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$16.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

Listing courtesy of:

Richard G Rosetti
Richard G. Rosetti Real Estate
 1202 Troy Schenectady Rd Bld3
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 518-857-8709
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<http://www.rosettirealestate.com>
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 Commercial and Industrial Real Estate Brokers, Inc.

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Commercial Lease
MLS# 202200531
3 Lear Jet Lane, Space 4 and 5
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078	Year Built: 1997	\$16.5 SqFt
Building Available SQFT: 8,537	Stories: 2	
Property Sub Type: Office		Active DOM: 46



Parcel Number: 012689
 19.3-1-37.13
Lot Size Dimensions: 0
Lot Size Square Feet: 234,353
Lot Size Acres: 5.38

Public Remarks: New build to suit Second floor professional space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Medical/Dental Possible Use: Medical/Dental	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>8,537</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	8,537	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,072.13
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	8,537	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$16.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200530
3 Lear Jet Lane, Space 1-3
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078	Year Built: 1997	\$16.5 SqFt
Building Available SQFT: 15,236	Stories: 2	
Property Sub Type: Office		Active DOM: 47



Parcel Number: 012689
 19.3-1-37.13
Lot Size Acres: 5.38

Public Remarks: New build to suit first floor professional space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Medical/Dental Possible Use: Medical/Dental; Office	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>15,236</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	15,236	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,072.13
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	15,236	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$16.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200510
3 Lear Jet Lane, 103
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078 Building Available SQFT: 2,620	Year Built: 1997 Stories: 2	\$16.5 SqFt
Property Sub Type: Office		Active DOM: 50



Parcel Number: 012689
 19.3-1-37.13
Lot Size Dimensions: 5.4 acres
Lot Size Square Feet: 234,353
Lot Size Acres: 5.38

Public Remarks: 2,620 SF First floor professional space available in August 2022 in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Office Possible Use: Business; Medical/Dental; Mixed Use; Office	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>2,620</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>2,620</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	2,620	9	Office:		2,620		Warehouse:		0		Retail:		0		Year Established: 1997 General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,072.13
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	2,620	9																			
Office:		2,620																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$17.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200508
3 Lear Jet Lane, 205
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078 Building Available SQFT: 4,879	Year Built: 1997 Stories: 2	\$18.5 SqFt
Property Sub Type: Office		Active DOM: 50



Parcel Number: 012689
 19.3-1-37.13
Lot Size Dimensions: 0
Lot Size Square Feet: 234,353
Lot Size Acres: 5.38

Public Remarks: 4,879 SF Second floor professional space available in July 2022 in this Class A, professional two story office building. Perfect for an engineering/architect firm as current tenant is architect firm. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head west on Rt 7 to Wade Rd. Head South on Wade Road. Lear Jet is on Right hand side.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Office Possible Use: Business; Medical/Dental; Mixed Use; Office	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>4,879</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>4,879</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	4,879	9	Office:		4,879		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,072.13
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	4,879	9																			
Office:		4,879																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$17.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200402
3 Lear Jet Lane, 204
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078 Building Available SQFT: 2,029	Year Built: 1997 Stories: 2	\$16.5 SqFt
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: 2,069 SF Second floor professional space available in June 2022 in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Office Possible Use: Business; Medical/Dental; Mixed Use; Office; Office Plus	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>2,029</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>2,029</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	2,029	9	Office:		2,029		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	2,029	9																			
Office:		2,029																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$16.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200394
3 LEAR JET LN Lane, Space 1
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078	Year Built: 1997	\$25.5 SqFt
Building Available SQFT: 4,146	Stories: 2	
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: First floor turnkey medical space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Medical/Dental Possible Use: Medical/Dental; Office	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>4,146</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	4,146	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948.9
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	4,146	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$29.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200396
3 LEAR JET LN Lane, Space 2
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078	Year Built: 1997	\$25.5 SqFt
Building Available SQFT: 5,326	Stories: 2	
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: First floor turnkey medical space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

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Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Medical/Dental Possible Use: Medical/Dental	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>5,326</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	5,326	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948.9
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	5,326	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$27.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

Listing courtesy of:

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Commercial Lease
MLS# 202200398
3 Lear Jet Lane, Space 3
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078 Building Available SQFT: 5,764	Year Built: 1997 Stories: 2	\$22.5 SqFt
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: New build to suit first floor turnkey medical space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Office Possible Use: Medical/Dental; Office	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>5,764</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	5,764	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	5,764	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$24.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

Listing courtesy of:

Richard G Rosetti
Richard G. Rosetti Real Estate
 1202 Troy Schenectady Rd Bld3
 Latham, NY 12110
 518-857-8709
rich@rgrosetti.com
<http://www.rosettirealestate.com>
 License #: LOA
 Commercial and Industrial Real Estate Brokers, Inc.

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Commercial Lease
MLS# 202200399
3 Lear Jet Lane, Space 5
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078 Building Available SQFT: 5,032	Year Built: 1997 Stories: 2	\$24.5 SqFt
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: New build to suit second floor turnkey medical space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Medical/Dental Possible Use: Medical/Dental	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>5,032</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	5,032	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	5,032	9																			
Office:		0																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$26.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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Commercial Lease
MLS# 202200400
3 Lear Jet Lane, Space 4
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078	Year Built: 1997	\$24.5 SqFt
Building Available SQFT: 3,505	Stories: 2	
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: Second floor turnkey medical space available in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Medical/Dental Possible Use: Medical/Dental	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>3,505</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	3,505	9	Office:		0		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948
	Total SqFt	Avail SqFt	Ceilings																			
Building:	61,078	3,505	9																			
Office:		0																				
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Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$26.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

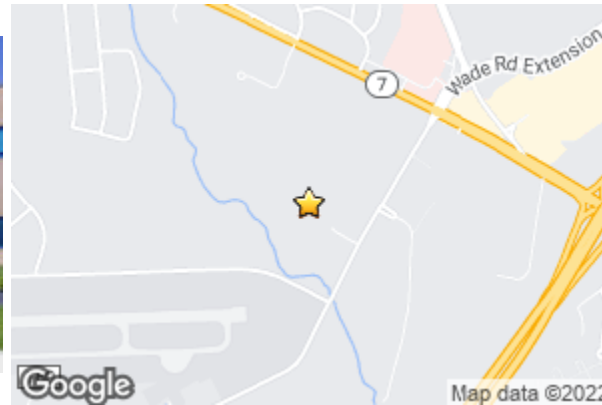
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Commercial Lease
MLS# 202200401
3 Lear Jet Lane, 104
Latham, NY 12110
County: Albany
City Region: Latham

Building Area Total: 61,078 Building Available SQFT: 1,579	Year Built: 1997 Stories: 2	\$16.5 SqFt
Property Sub Type: Office		Active DOM: 75



Lot Size Acres: 5.4

Public Remarks: 1,579 SF first floor professional space available in June 2022 in this Class A, professional two story office building. Excellent parking. Tenant pays utilities and increases over base year. PSF Rate is for Rentable SF. Recently renovated common area including lobbies and restrooms (with showers). Convenient to airport & major highways 4 miles east of Albany Intl. Airport, and .5 mile to I-87. Located in close proximity to fine and fast dining, retail shopping, and various service providers. Broker is owner.

Directions: Northway (I-87) to Exit 6. Head WEST on Rt. 7 to Wade Rd., head SOUTH on Wade Rd., Lear Jet will be on the RIGHT.

General Property Information	Square Footage Information	Business/Tax Information																				
Elevator #: 1 Elevator Description: Pass. Cooling: Rooftop Unit Heating: Rooftop Unit Sewer: Public Sewer; Other Water: Public Tenant Pays: Increase Over Base Year Expense Current Use: Office Possible Use: Business; Medical/Dental; Mixed Use; Office; Office Plus	<table border="1"> <thead> <tr> <th></th> <th>Total SqFt</th> <th>Avail SqFt</th> <th>Ceilings</th> </tr> </thead> <tbody> <tr> <td>Building:</td> <td>61,078</td> <td>1,579</td> <td>9</td> </tr> <tr> <td>Office:</td> <td></td> <td>1,579</td> <td></td> </tr> <tr> <td>Warehouse:</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Retail:</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>		Total SqFt	Avail SqFt	Ceilings	Building:	61,078	1,579	9	Office:		1,579		Warehouse:		0		Retail:		0		General Taxes: 42,361.42 General Taxes Description: Estimated School Taxes: 92,587.52 School Taxes Description: Estimated Total Taxes Description: Estimated Tax Annual Amount: 134,948
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Building:	61,078	1,579	9																			
Office:		1,579																				
Warehouse:		0																				
Retail:		0																				

Listing Office Information	Listing/Contract Information	Sale Information
	Original List Price: \$16.5 Lease Renewal Compensation: No Renewal Commission Parent/Child: None	

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