

MEDICAL ARTS SPACE FOR LEASE



3 LEAR JET LANE

LATHAM, NY 12110

THE LOCATION

Medical office space for lease. Varied spaces available in newly updated building that is conveniently located near 6 area hospitals, major highways, and Albany International Airport.

SPECIAL FEATURES

Turnkey spaces built for medical use with recent updates to building including lobby improvements, directory signage, completely refurbished restrooms, exterior landscaping and ground lighting. Ample surface level parking on site.

RICHARD G. ROSETTI

SCHEDULE AN APPOINTMENT: 518-857-8709

RICH@RGROSETTI.COM | WWW.ROSETTIDEVCO.COM

THE DETAILS



300 + PARKING SPACES
ON SITE



MEDICAL
OFFICE SPACE



.05 MILES EAST OF
ALBANY
INTERNATIONAL AIRPORT



.02 MILES FROM EXIT 6
OF I-87 NORTHWAY



HANDICAP
ACCESSIBLE





3 LEAR JET LANE

Premier medical office spaces located in the heart of the Capital District.

This 61,000 SQFT building was recently updated with an updated lobby, fully refurbished restrooms and exterior updates.

Varied turnkey medical office space available for lease now.

For inquiries and viewings: (518) 857 8709 | rich@rgrosetti.com | www.rosettidevco.com





SPACE 1 4,146 SQFT

TERM: NEGOTIABLE

MEDICAL RENTAL RATE:

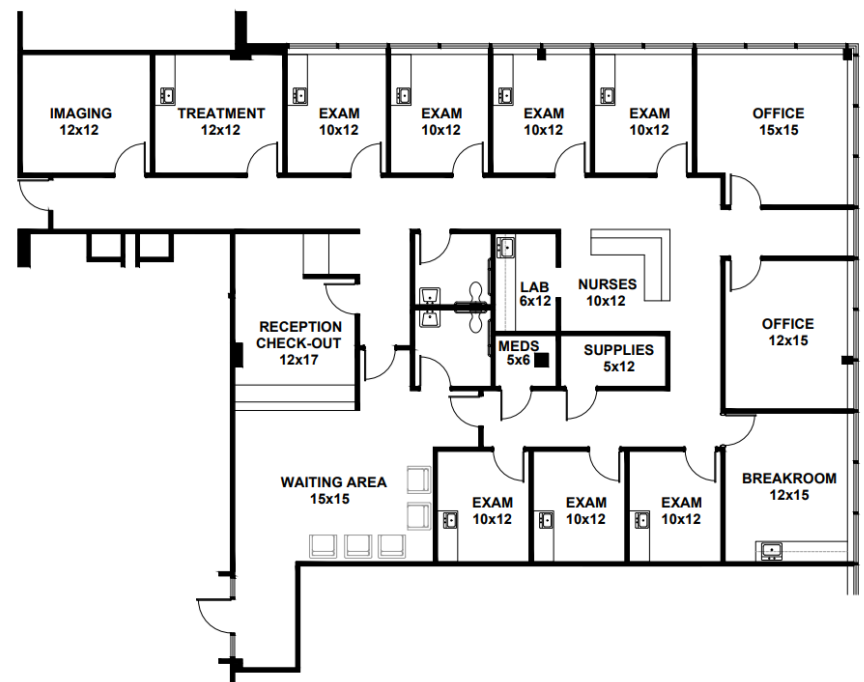
\$27.50/SQFT + UTILITIES

CONDITION: TURN KEY

AVAILABLE: NOW

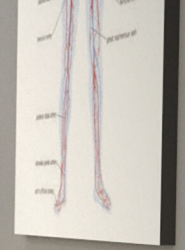
BUILDING LOCATION

FIRST FLOOR



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SPACE 2 5,326 SQFT

TERM: NEGOTIABLE

MEDICAL RENTAL RATE:

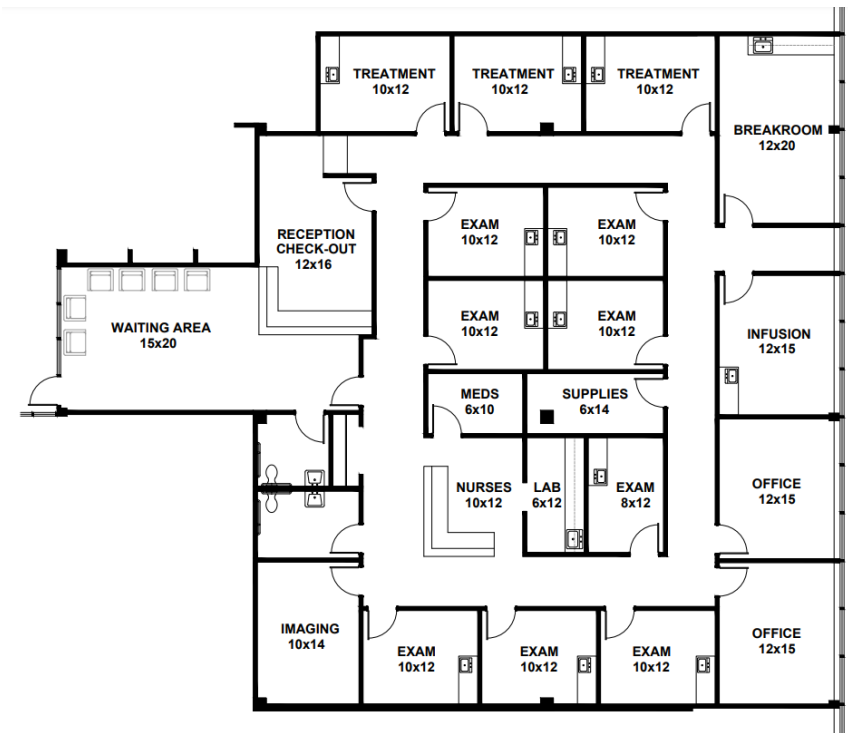
\$25.50/SQFT + UTILITIES

CONDITION: TURN KEY

AVAILABLE: NOW

BUILDING LOCATION

FIRST FLOOR



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SPACE 3 5,764 SQFT

TERM: NEGOTIABLE

MEDICAL RENTAL RATE:

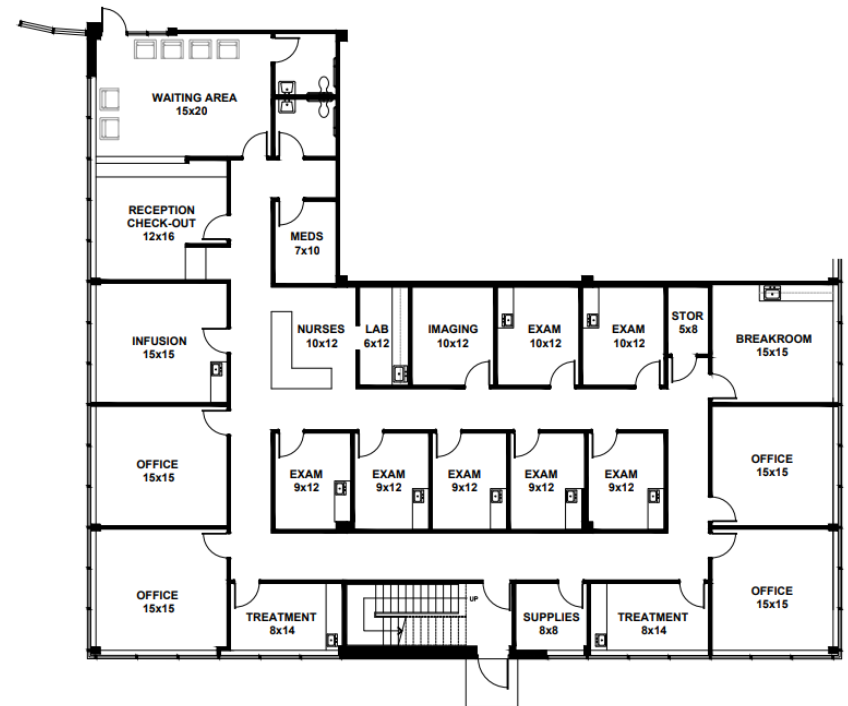
\$22.50/SQFT + UTILITIES

CONDITION: TURN KEY

AVAILABLE: NOW

BUILDING LOCATION

FIRST FLOOR



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SPACE 4 5,032 SQFT

TERM: NEGOTIABLE

MEDICAL RENTAL RATE:

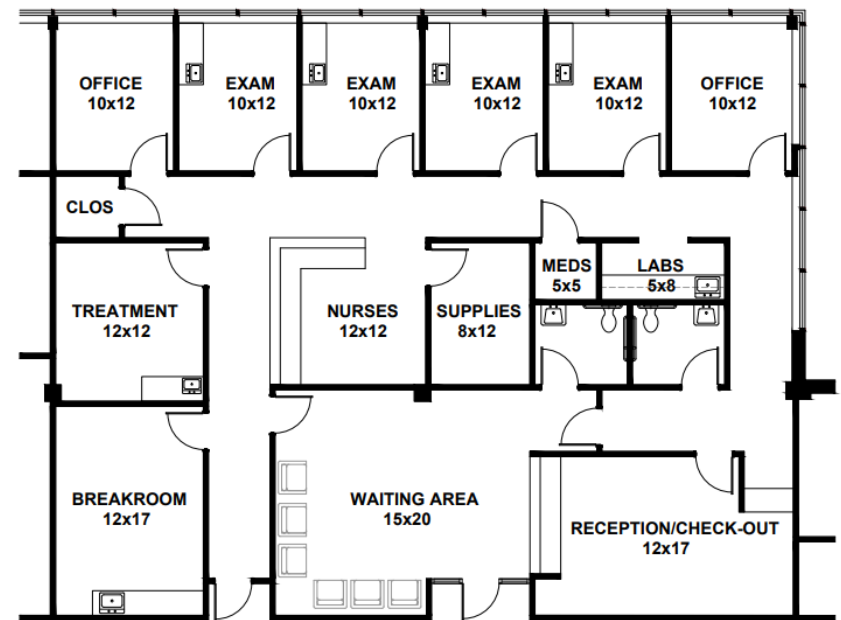
\$24.50/SQFT + UTILITIES

CONDITION: TURN KEY

AVAILABLE: NOW

BUILDING LOCATION

SECOND FLOOR



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SPACE 5 3,505 SQFT

TERM: NEGOTIABLE

MEDICAL RENTAL RATE:

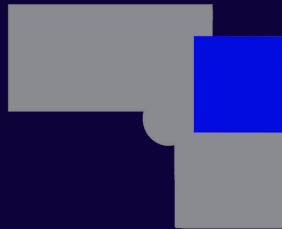
\$24.50/SQFT + UTILITIES

CONDITION: TURN KEY

AVAILABLE: NOW

BUILDING LOCATION

SECOND FLOOR



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LOCATION SUMMARY



NEARBY HOSPITALS:

ALBANY MEDICAL CENTER: 9.1 MILES

ELLIS HOSPITAL: 9.4 MILES

BELLEVUE WOMEN'S HOSPITAL: 6.3 MILES

ST. PETER'S HOSPITAL: 11.3 MILES

ST. MARY'S HOSPITAL: 6.9 MILES

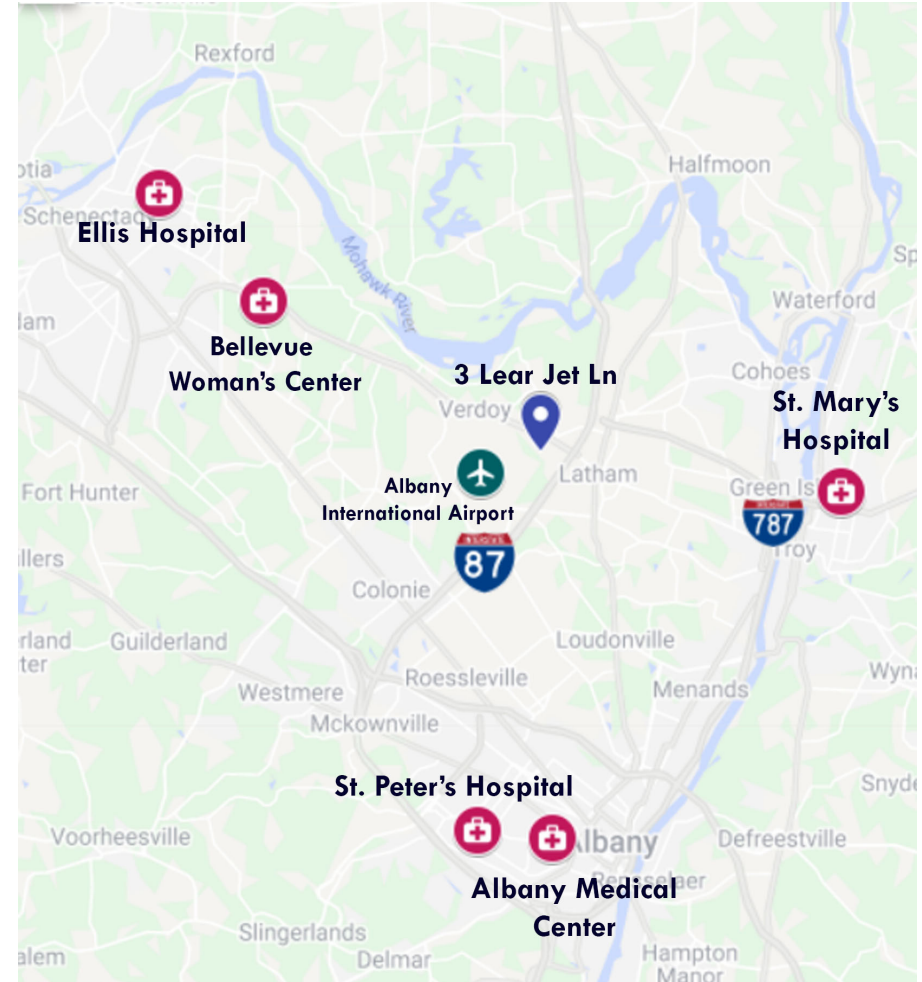


LOCAL DEMOGRAPHIC:

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,610	38,277	128,031
2015 Average Household Income	\$105,742	\$96,813	\$83,966
2015 Average Age	50	51	49
Owner/Renter Occupied Housing	96.41%	96.24%	93.78%

Employment Report	1 Mile Radius
Total Businesses	381
Number of Employees	5,124
Average #Emp/Business	13
Unemployment Rate	3.7%
Employment Rate	96.3%

Traffic Count Report	Within 1 Mile Radius
Average Daily Volume	187,000 Cars



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