

**FOR LEASE**

**1209 Troy Schenectady Road**

Latham, NY 12110



For more Information, contact:

**Peter W. Struzzi, SIOR**  
Executive Managing Director  
Real Estate Broker  
+1 518 229 6795 (mobile)  
pstruzzi@pyramidbrokerage.com

**Joseph Mahoney**  
Real Estate Salesperson  
+1 518 859 2493 (mobile)  
jmahoney@pyramidbrokerage.com

40 British American Boulevard  
Suite 2A  
Latham, NY 12110  
+1 518 489 9199 (phone)  
+1 518 489 3492 (fax)

**Property Highlights:**

- 18,000± Total SF
- Minimum 2,000± SF available
- To be built
- 1.65± Acres

Class A office/retail space in Latham on busy Troy Schenectady Rd (over 36,000± AADT).

High visibility for first floor retail space as well as high end office space on the upper floors.

18,000± SF available; suites sub-dividable, minimum of 2,000± SF. Contact brokers for rental rates.



Approximate plot lines, subject to survey verification

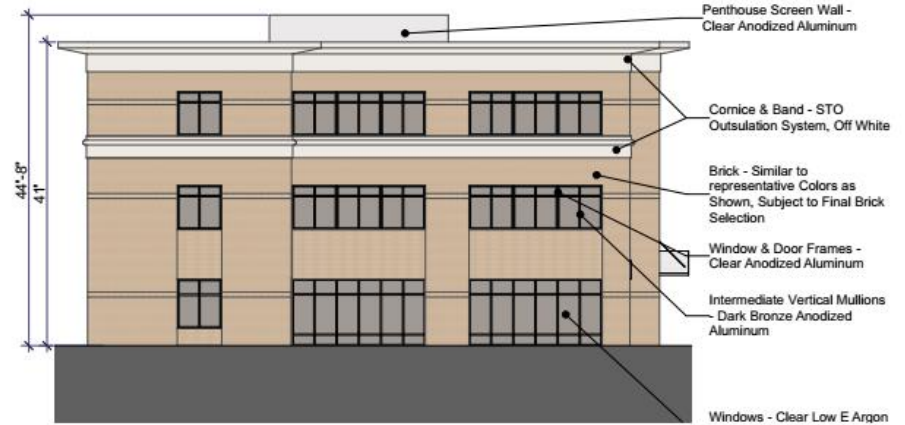
**DEMOGRAPHICS**

Radius	Businesses	Employees	Total Residential Population
1 Mile	253	5,572	2,071
3 Miles	1,352	28,495	26,444
5 Miles	4,999	89,061	101,344



**1 BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



**2 BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



**3 BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



**4 BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"