

**For Lease - Professional Medical Office Available Latham Niskayuna, Ny 3140 Troy Schenectady Rd - \$7,519.88/Month or \$1.38/SF/Month  
3140 Troy Schenectady Rd, Schenectady, New York 12309**



**Listing Contact - 1**



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany, New York 12205

Work: 518-400-0668 x 702

**TITAN Commercial Realty Group LLC**



**Description**

CLASS A PROFESSIONAL OFFICE BUILDING. EXCELLENT LOCATION WITH ATTENTIVE, ON-SITE LANDLORD. BEAUTIFUL FINISHES AND WINDOWS EVERYWHERE. AVAILABLE SPACES FROM 2,133 RENTABLE SQUARE FEET UP TO 5,469 RENTABLE SQUARE FEET. ENVIRONMENTALLY AND TECHNOLOGICALLY ADVANCED, STATE OF THE ART OFFICE BUILDING. LOCATED ON TROY-SCHENECTADY ROAD AT LATHAM/NISKAYUNA BORDER. ASKING: \$16.50 PSF NNN PLUS UTILITIES.

Basic Information	
Lease Price:	\$1.38
Property Type:	Office
Property Subtype:	Medical Arts
Available Space:	5469.0 SF
Total Building:	16,000 SF
Lot Size:	1.5 Acres
REB Listing ID:	COM16

Details			
Listing Details		Structure Details	
Lot Size:	1.5 Acres	Stories:	2
Ceiling Height:	12 Feet	Units:	5
Year Built:		Loading Docks:	0
Parking Spaces:	65	Overhead Doors:	0
Zoning:	COMMERCIAL	Elevators:	1
Sign on Property:	Yes	HVAC:	Natural Gas
		Power Amps:	200
		Power Phase:	3
		Heat:	Gas
		Sprinkler:	Wet
		Roof:	Asphalt
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Superior

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.