

Crossroads Center Plaza (1-9D Johnson Road) Latham, NY 12110

LATHAM OFFICE/MEDICAL/RETAIL

FOR LEASE – OFFICE/MEDICAL/RETAIL PLAZA SPACE



Space Available:

**7A/7B Johnson Rd.
6,436 rsf**

**Central Latham Location; ¼ mile off Route 9 and I-87 exit 7
with easy access (via 87 and 7) for staff and clients**

**Located in close proximity to the new CDPHP/CCP building, Ayco,
Latham Farms and numerous eateries**

Locally owned, Professionally Managed Office/Medical/Retail Plaza

Ideal for Professional Office, Medical, Daycare and Retail

Plenty of Available Parking: 485 spaces



For More Information:

**Amber Morrell
ADD Development & Management, Inc.
9D Johnson Rd. Latham, NY 12110
amorrell@pamal.com
518.365.2521**



All information furnished regarding properties for sale of lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price or other terms, prior sale or lease and/or withdrawal without notice.

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OFFERING SUMMARY

Lease Rate:	\$13.95 prsf, NNN
Tenant Pays:	NNN, Suite Utilities and Suite Janitorial
Building Size:	~114,636
Available SF:	~6,436
Lot Size:	~10.82 acres
Zoning	COR
Market	Albany
Submarket	Latham

SPACE AVAILABLE

7A/7B Johnson Road – 6,436 rsf

Two Dedicated Exterior Entrances (one for staff and one for clients) and
Dedicated Exterior Signage above Suite Door

Corner Unit with an Abundance of Windows and Quick Access to Parking
Ideal for Medical, Office, Daycare or Retail

Formerly used as Medical (Developmental Pediatrics); Has Large Exam Rooms,
Some with cabinets/countertops/sink, Nurse's Stations, Reception, Patient
and Staff Bathrooms etc.

Has Existing Plans Approved by Town of Colonie to Convert to a Daycare
1/4 mile from Exit 7 of I-87 (N-S) and Route 7 (E-W) for easy commute
and access by staff and patients

Other medical tenants include Albany Regional Eye Surgery Center and
an MRI/Imaging provider



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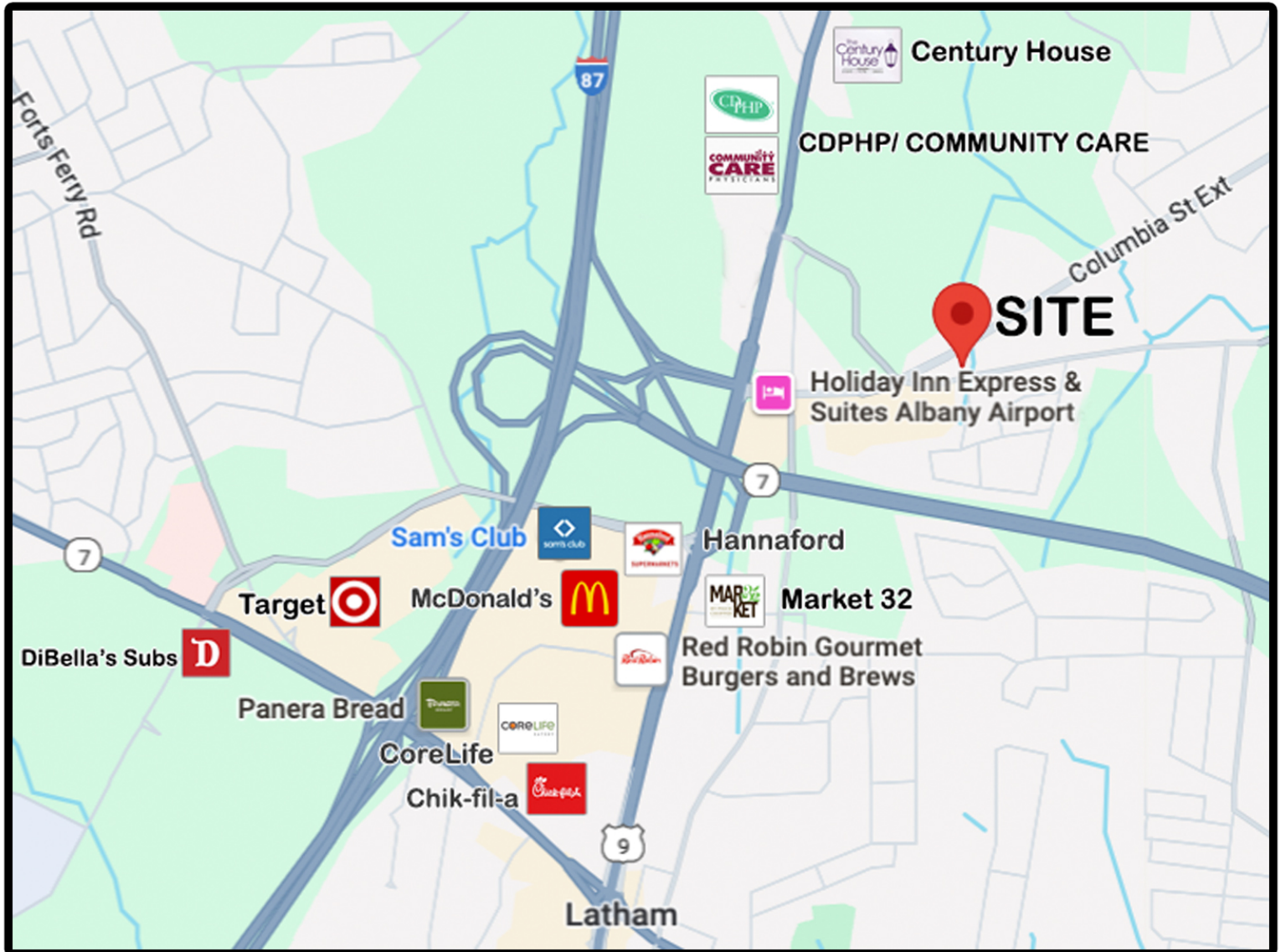


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MAP



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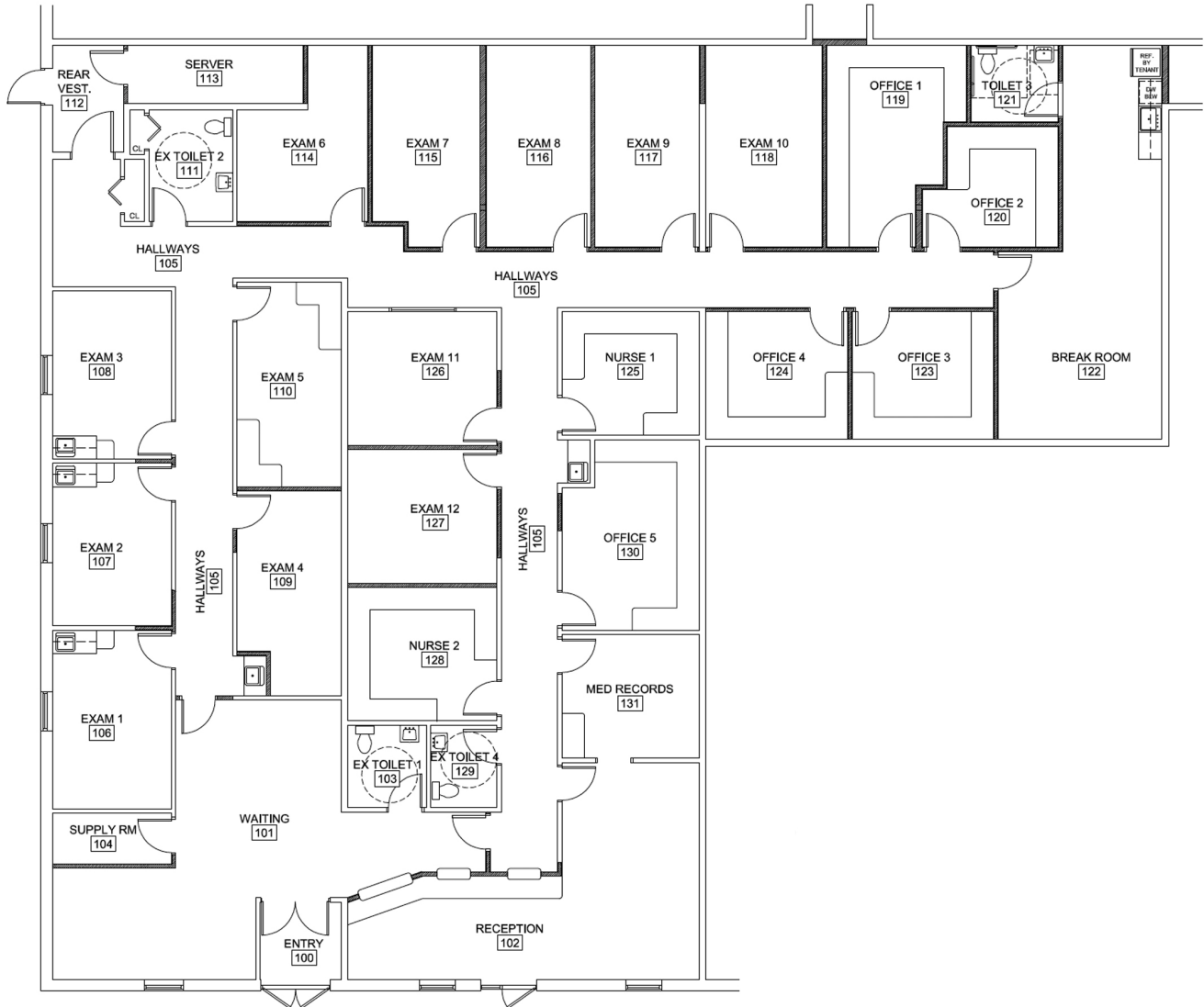


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FLOOR PLAN



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