

For Lease

\$13.00/SF Full Service Gross  
19,800 SF Office Space for Sub-Lease



## 7A Century Hill Drive

Latham, New York

### Property Features

- Sub-lease opportunity in an attractive office space located in prestigious Century Hill office park
- Multiple configurations: 19,800 SF sub-divides into suites of 12,163 SF, 6,210 SF, or 2,177 SF
- Class A finishes: 18 private office, 4 conference rooms, large training room with high-end AV equipment, large break room, and reception with atrium
- Almost new furniture and furniture systems also available to sub-tenant
- 3 phase power and fiber in place
- Lease term ends March 5, 2020
- Landlord open to direct lease



Felton McLaughlin, CCIM

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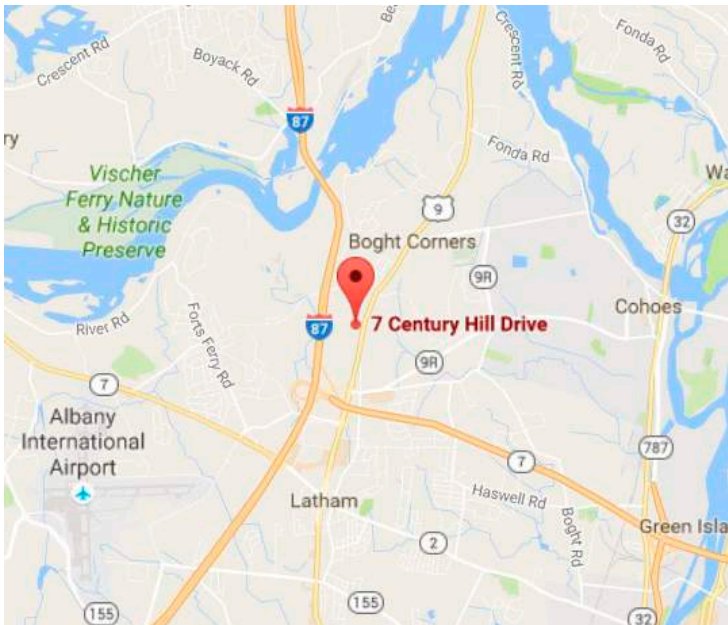
The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

14 Corporate Woods Boulevard, Suite 100

Albany, New York 12211

+1 518 465 1400

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### Building Information

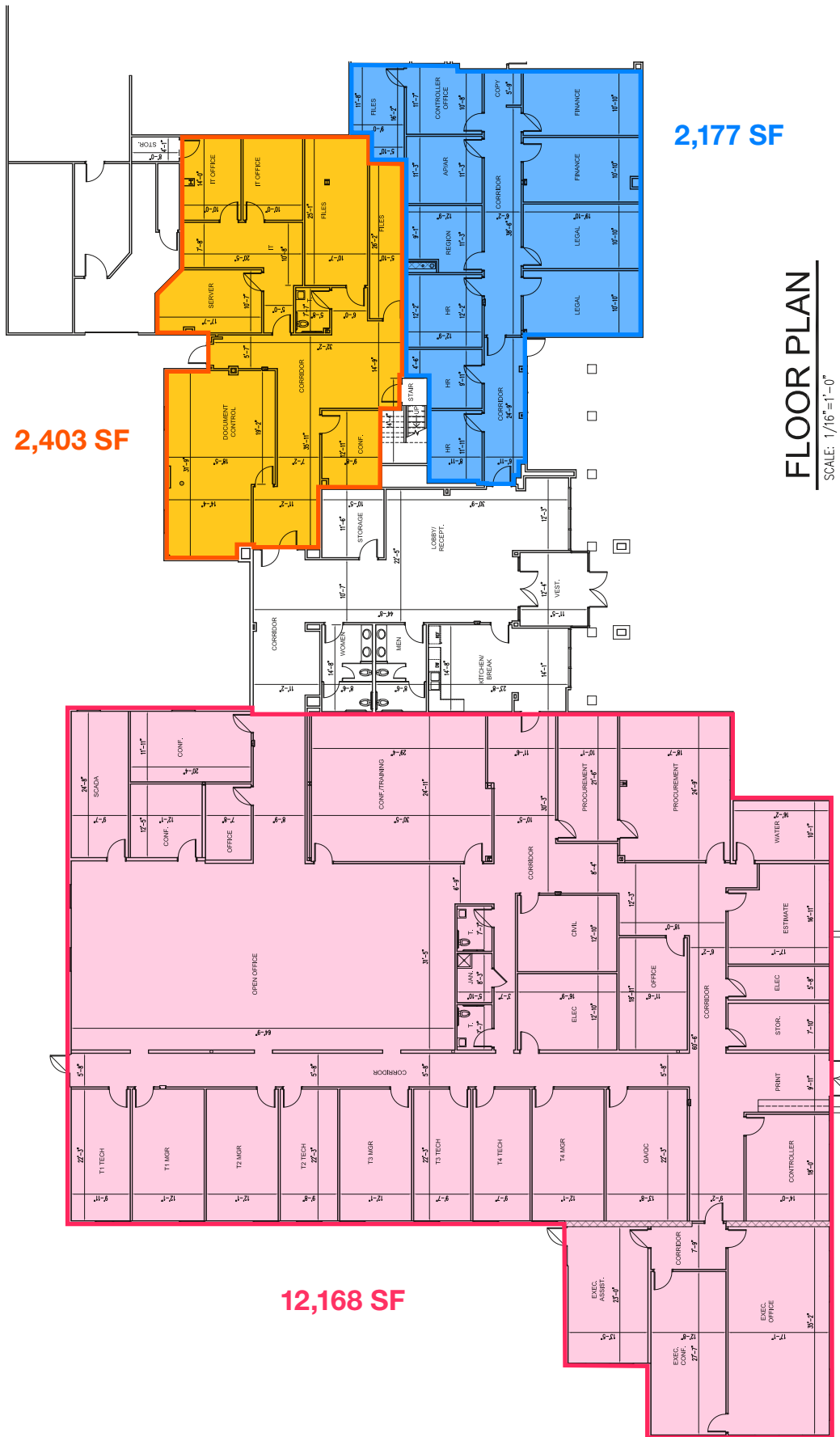
Building SF:	33,500 SF
Available SF:	19,800 SF
Zoning:	Commercial Office
Parcel:	4.93 Acres
Parking:	60 Private Spaces
Ceiling Height:	10 ft.
Water:	Municipal
Heat:	GHA
Construction:	Steel/Masonry
Roof:	EPDM

### Directions

From exit 7 on the Northway; north on New Loudon Rd to Century Hill. First office building on the right.



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2,177 SF

2,403 SF

12,168 SF

**FLOOR PLAN**

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

## Felton McLaughlin, CCIM

Associate Broker



### Scope of Service Experience

McLaughlin specializes in office, tenant representation, multi-family, investment properties and 1031 exchanges. Felton received his Certified Commercial Investment Member (CCIM) designation in 2013.

### Professional Associations & Designations

Commercial and Industrial Real Estate Brokers (CIRESB) • Greater Capital Association of Realtors (GCAR) • National Association of Realtors • NYS Association of Realtors • Certified Commercial Investment Member (CCIM) • Board Member, Commercial and Industrial Real Estate Brokers (CIRESB) • Director, Downtown Albany Business Improvement District • Federal Political Coordinator, National Association of Realtors

NAI Platform delivers superior results for our clients. We meet and exceed their commercial real estate needs through a team of specialized experts.

Our professionals possess extensive knowledge and experience of the industry's intricate nuances, helping our clients surpass their goals. We deliver a range of diversified services at an unparalleled value.

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