

258 HOOSICK

TROY, NEW YORK



NOW LEASING

AVAILABLE NOW

Suite 109 - 1,200 RSF (Q2 2024)
Suite 200 - 1,200 RSF (Q2 2024)
Suite 203 - 2,232 RSF
Suite 202 - 946 RSF
Suite 206 - 3,310 RSF
L2 Basement - 1,500 RSF

FLOOR 2 | \$14/SF NNN

LOWER LEVEL | \$7/SF NNN
"AS IS" CONDITION

NEW FITUP AVAILABLE
10 YEAR TERM REQUIRED

ADDITIONAL TERMS AND DETAILS
AVAILABLE UPON REQUEST

CAN BE MODIFIED TO MEET TENANT'S NEEDS

The available suites are offered "as-is" or can be modified to meet tenant's needs. Suites 200 and 202 can be combined for a total of 2,146 RSF. An additional 1,500 square feet of storage space is available on the lower level.

PREMIER MEDICAL AND PROFESSIONAL OFFICE BUILDING

This premier medical and professional office building offers 40,000 square feet of space and is within close proximity to Troy's local hospitals and major highways. This site is easily accessed via Hoosick Street and Burdett Avenue. Located across from Troy Hilton Garden Inn, the site is within minutes of Interstate 787 and 87 via alternate Route 7.

Existing tenants include Community Care Physicians, Northeast Nephrology Associates, St. Peter's Health Partners, Troy Pediatrics, Edward Jones Investments, and specialty physician offices, such as Cardiology and Plastic Surgery on the first floor. The second floor tenants include ophthalmology and OBGYN offices and New York Oncology Hematology Troy.

MOMENTUM BROKERAGE
Licensed New York State
Real Estate Broker

BRANDON L. STABLER
Broker | Owner
bstabler@momentumbrokerage.com

302 Washington Ave Ext
Albany, New York 12203

Office | 518-992-6633
Cell | 518-944-0695



OFFERED FOR LEASE



Available for
Occupancy As-Is
Suite 109 - Q2 2024
Suite 200 - Q2 2024
Suite 202 - Available Now
Suite 203 - Available Now
Suite 206 - Available Now

Ample Parking On-Site
and Included

Professional Office & Medical
Tenants Share Building

Offered "As Is" but
can be Modified

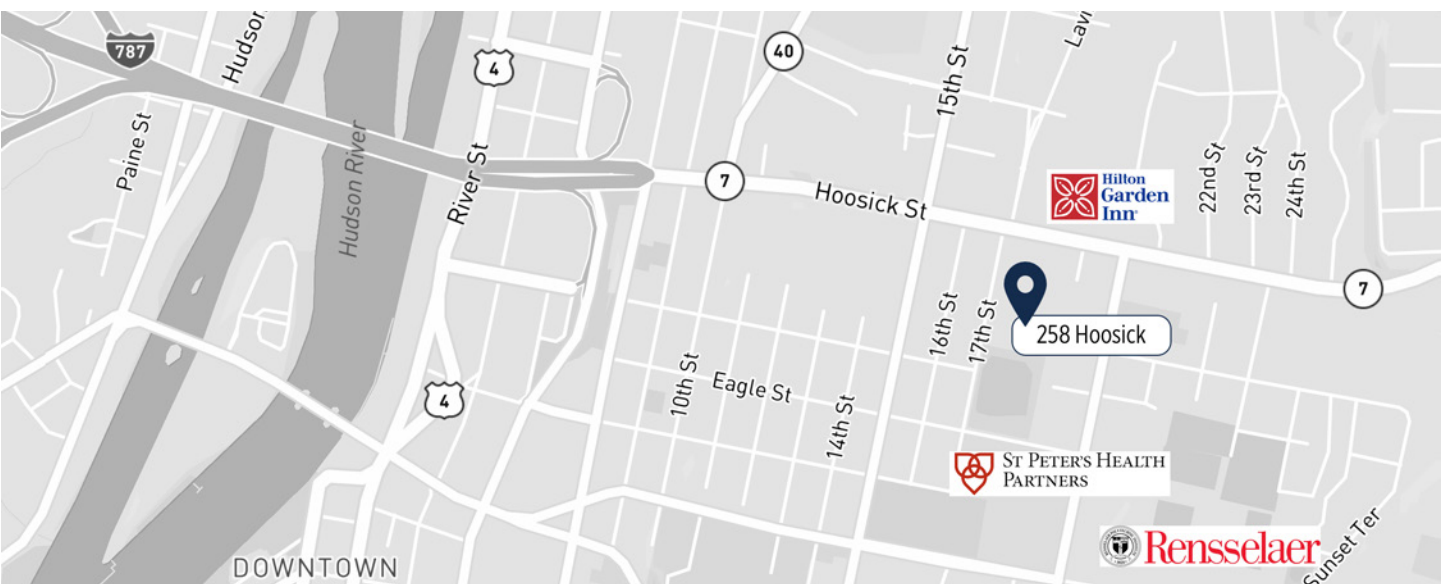
Great Visibility

Located within Minutes of
I-787 and I-87 via
Alternate Route 7

Close Proximity to Hospital
& Surrounding Amenities

Professionally Managed
Building

Local, Actively Engaged
Ownership

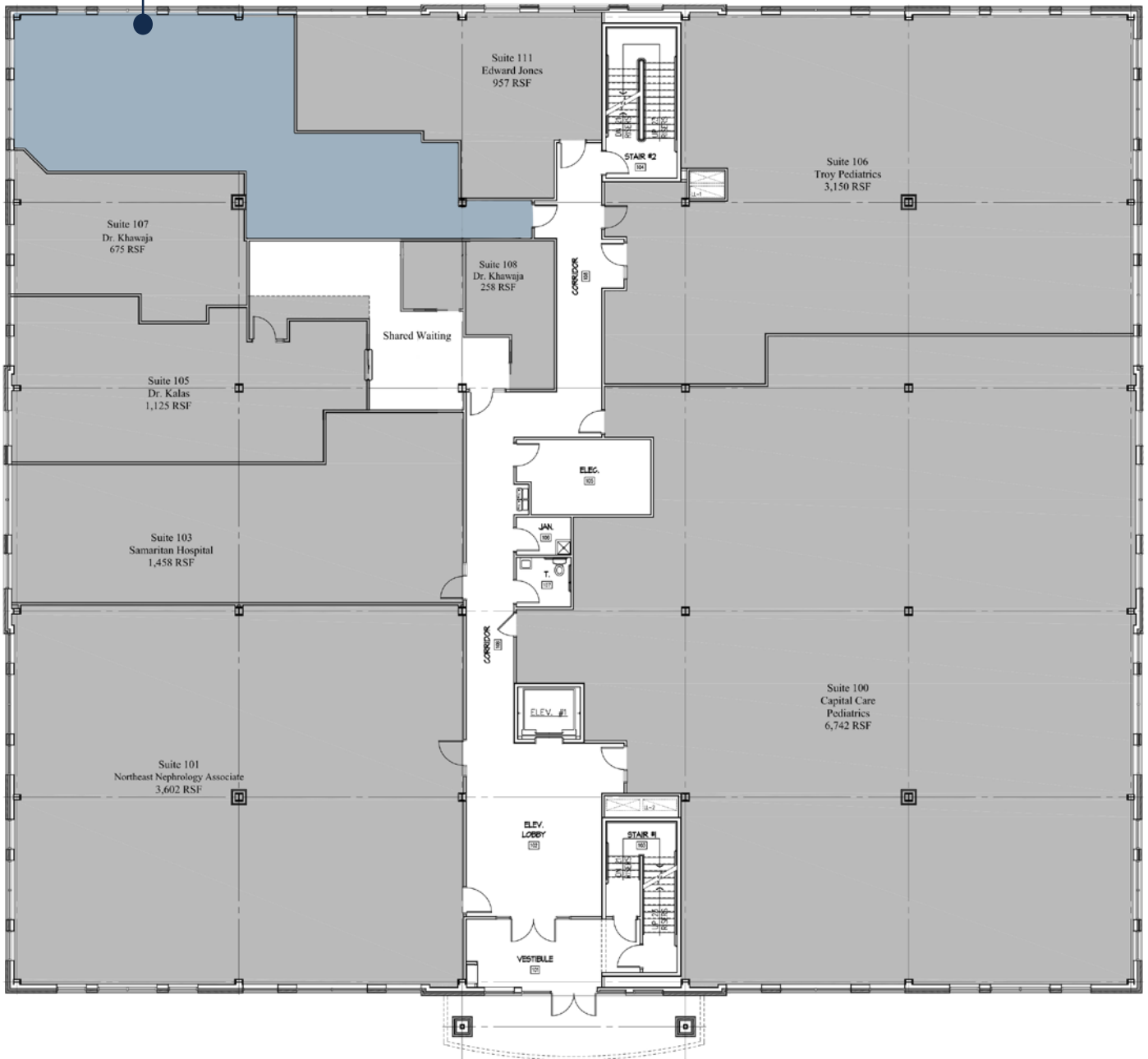


OFFERED FOR LEASE

FLOOR ONE | 1,200 RSF AVAILABLE

Existing Overall Floor Plan

SUITE 109
1,200 RSF



OFFERED FOR LEASE

FLOOR TWO | 7,688 RSF AVAILABLE

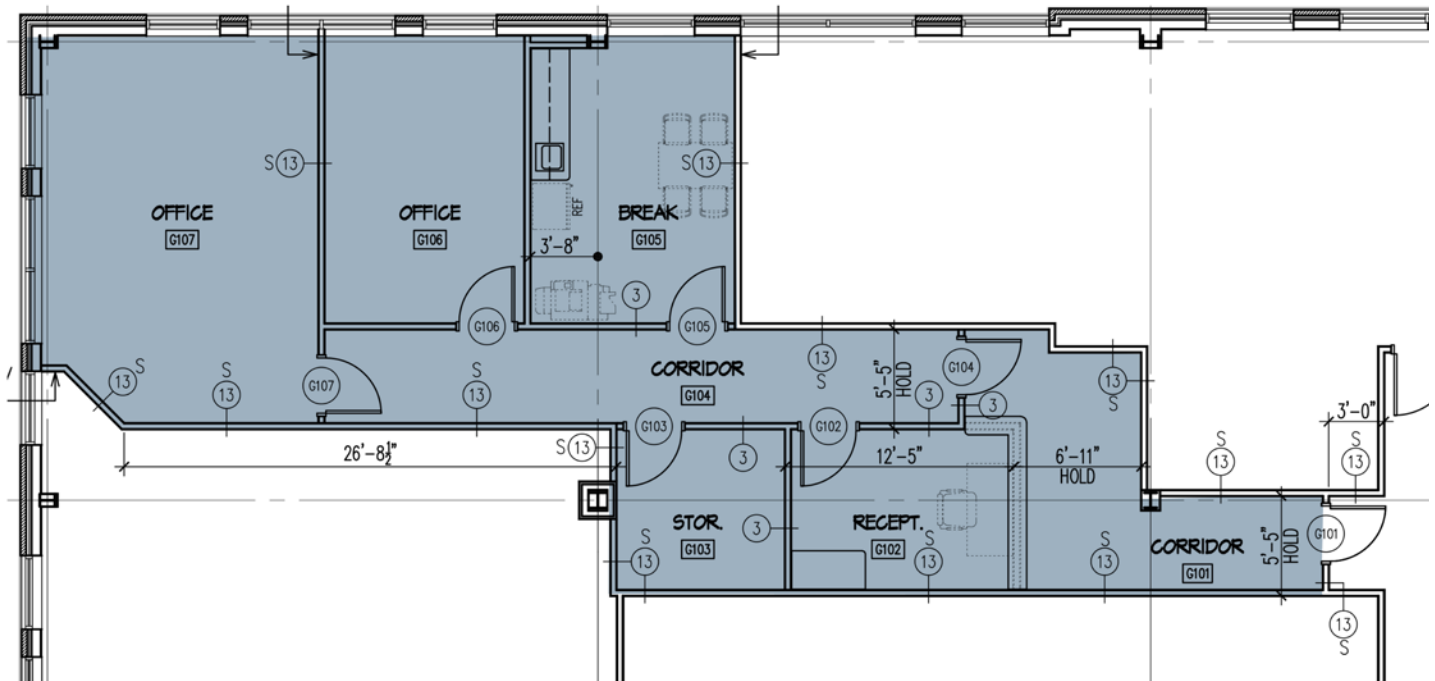
Existing Overall Floor Plan



OFFERED FOR LEASE

SUITE 109 | 1,200 RSF
Existing Floor Plan

AVAILABLE Q2 2024



OFFERED FOR LEASE

SUITE 200 | 1,200 RSF

Existing Floor Plan

AVAILABLE Q2 2024

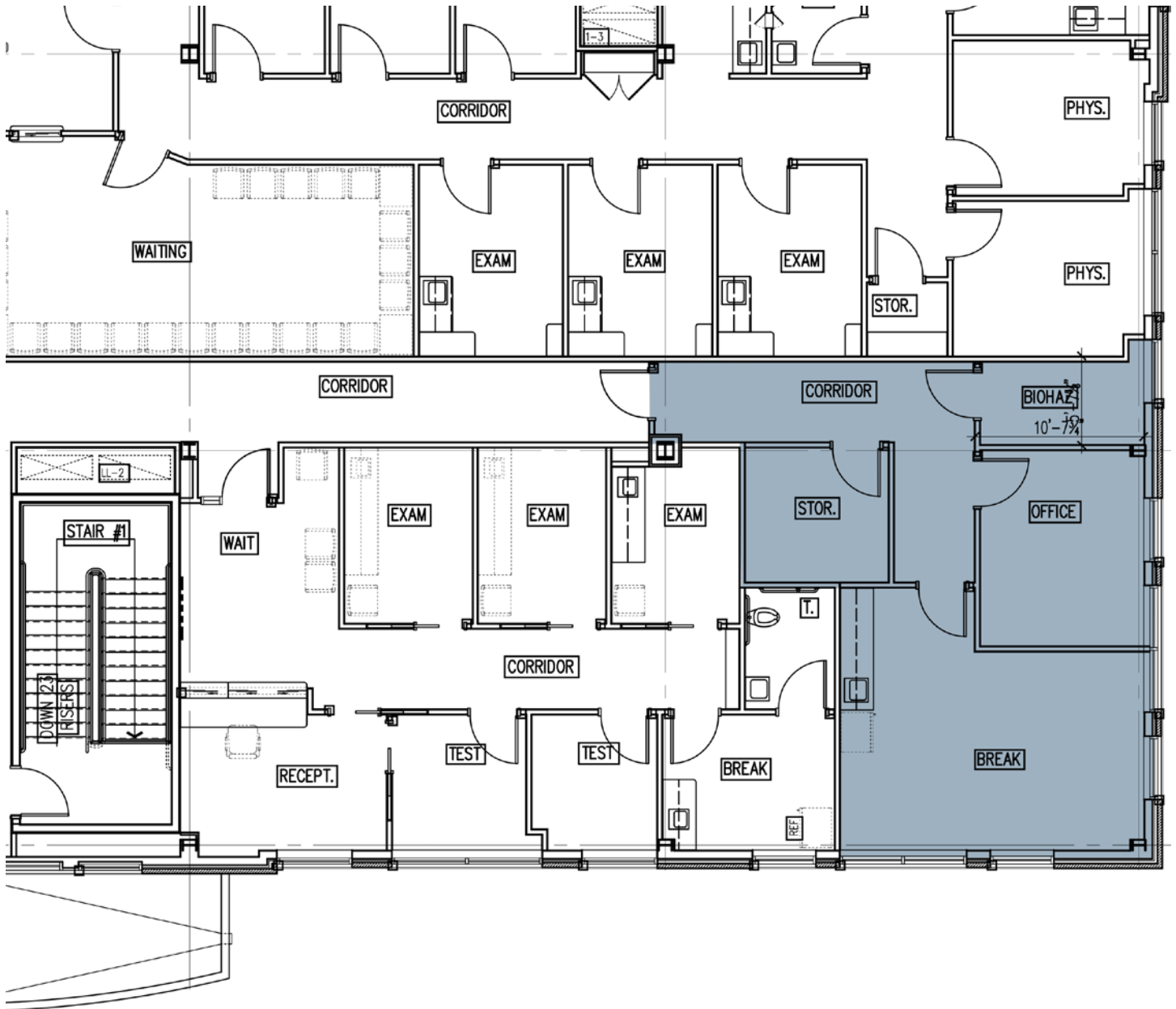


OFFERED FOR LEASE

SUITE 202 | 946 RSF

Existing Floor Plan

NOW AVAILABLE

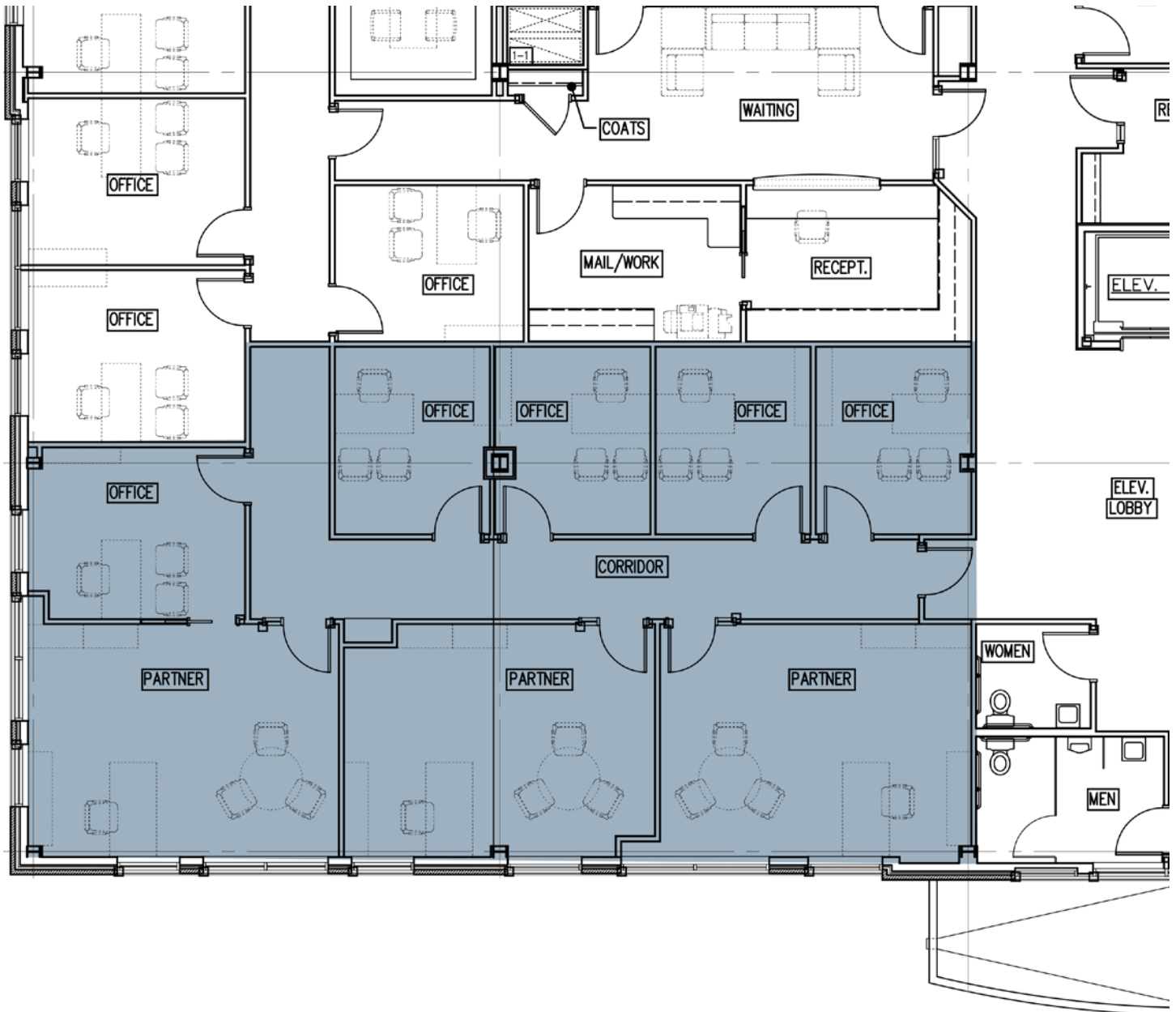


OFFERED FOR LEASE

SUITE 203 | 2,232 RSF

Existing Floor Plan

NOW AVAILABLE

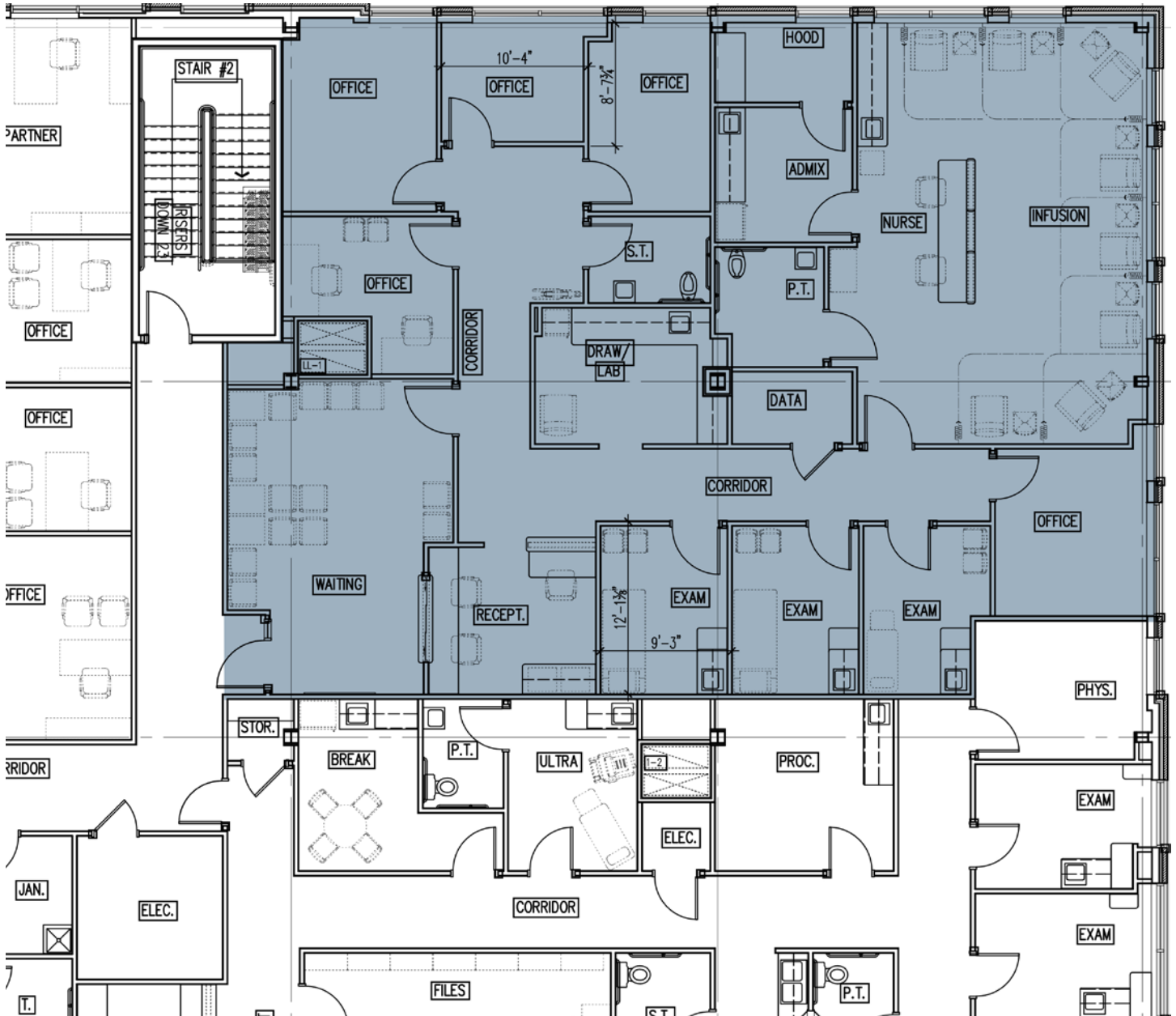


OFFERED FOR LEASE

SUITE 206 | 3,310 RSF

Existing Floor Plan

NOW AVAILABLE



OFFERED FOR LEASE

BASEMENT

Existing Floor Plan

