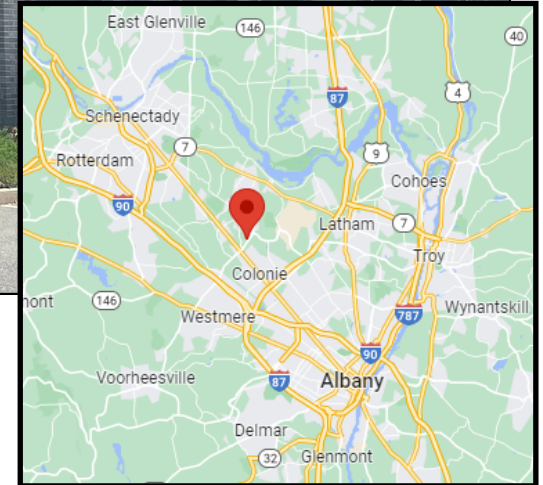


FOR LEASE

7 Wembley Court

Albany, NY 12205



PROPERTY INFO

- Office/medical space ideal for medical, therapy, health/wellness, and office users.
- Multiple suites to accommodate users of different sizes.
- Ample parking.
- Close proximity to Central Ave.

BUILDING SIZE: 11,132 SF

AVAILABLE SPACE

- 5,616 +/- SF

PRICING: \$12.75/ Gross

2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	5,726	32,069	117,321
Average HH Income	\$84,578	\$104,638	\$100,689
Est. Adj. Daytime Demographics (16+)	14,642	57,851	138,661

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



Value...through performance

FOR LEASE | 7 WEMBLEY COURT, ALBANY

