

12,759 SF first floor medical/office opportunity—fully customizable | Latham, NY

7 Century Hill Drive

Latham, NY 12110



PROPERTY HIGHLIGHTS

- Fully gutted space—ideal for custom buildout.
- Landlord willing to provide tenant improvement allowance for qualified tenants.
- Ideal for medical, outpatient, professional, and daycare
- Private, dedicated entrance with direct ground-level access.
- Excellent visibility within Century Hill Plaza.
- High traffic exposure from nearby highway.
- Abundant on-site parking for employees and visitors.
- Easy ingress/egress for clients and staff.
- Established office park setting.
- Mix of national, regional, and professional tenants.

2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	2,896	45,446	144,418
Average HH Income	\$168,297	\$118,342	\$114,618
Est. Adj. Daytime Demographics (16+)	3,599	35,487	110,034
Population – Age under 5 to 9 Years	346	4,589	14,381

AVAILABLE SPACE

- ±12,759 SF first-floor office space

CALL FOR PRICING

518-496-8523

Vlad Goykhman, Senior Associate, Associate Broker
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Value...through performance

FOR LEASE | 7 Century Hill Drive | Latham, NY 12110

Located in the heart of Latham, this first-floor suite offers exceptional accessibility and flexibility for a wide range of users. The space features direct, ground-level entry and is currently in shell condition, providing tenants with the opportunity to fully customize the layout with landlord support for buildout. Positioned just off Route 9 and minutes from I-87, the property offers outstanding regional connectivity, with close proximity to Albany International Airport and the broader Capital District.

Surrounded by a strong mix of national and regional tenants, the property benefits from an established professional environment, abundant on-site parking, and immediate access to nearby retail, dining, and service amenities.

Location Advantages

- Immediate access to I-87, I-90, and I-787.
- Less than 3 miles to Albany International Airport.
- Minutes to Route 9 retail corridor.
- Centrally located between Albany, Troy, and Schenectady.

Within a 2-Mile Radius:

- Insurance (CDPHP)
- Physician network HQ (Community Care)
- Medical device company (AngioDynamics)
- Union/state workforce hub (PEF)
- Immediate access to 3 major hospital systems

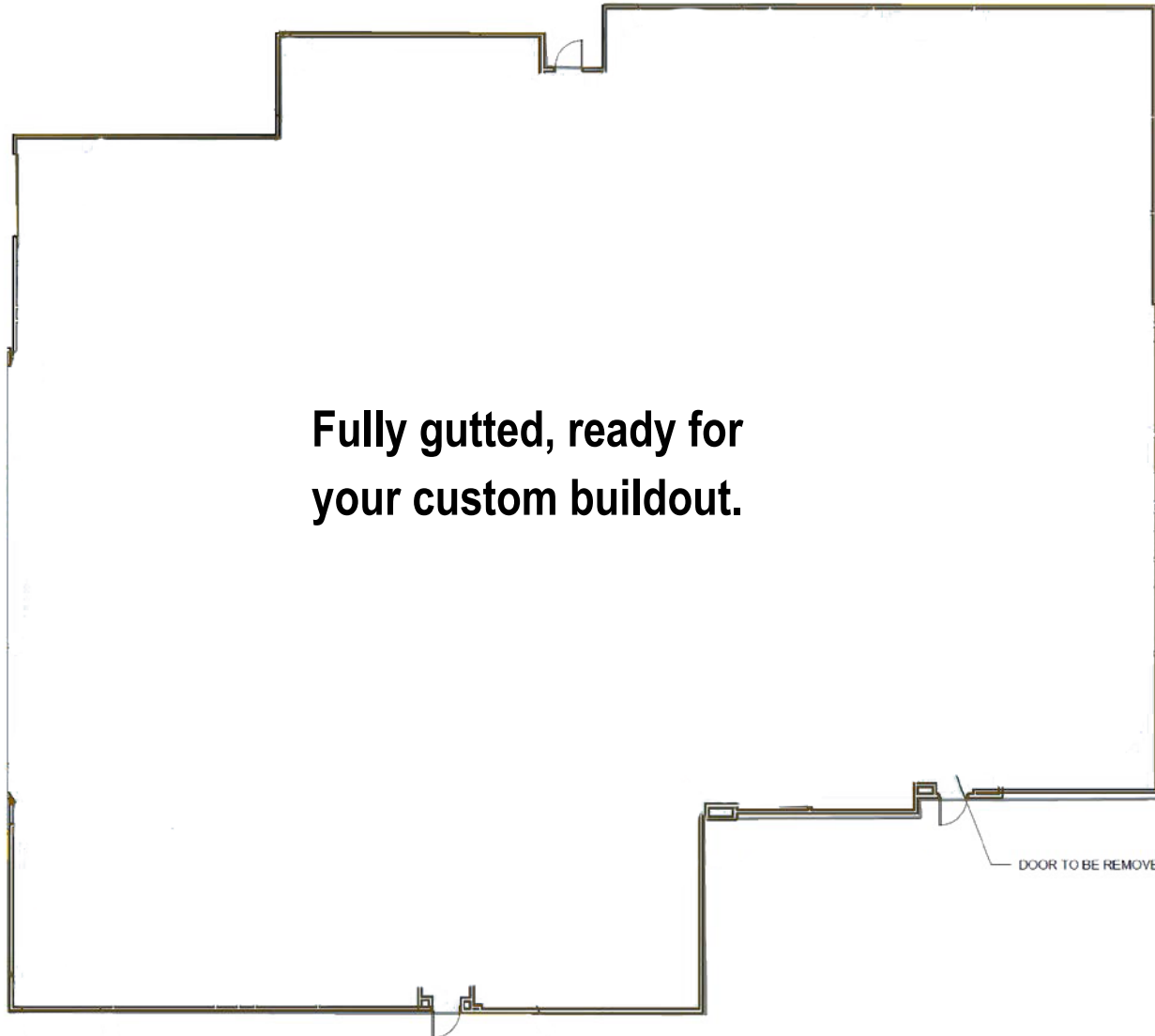


FOR LEASE | 7 Century Hill Drive | Latham, NY 12110

Completely Customizable First Floor Office Suite | 12,759± SF

Landlord will provide tenant improvement allowance for qualified tenants

- Fully gutted space—ideal for custom buildout.
- Landlord willing to provide tenant improvement allowance for qualified tenants.
- Flexible layout suitable for medical, office, or specialized users.



IDEAL FOR:



MEDICAL /
OUTPATIENT



THERAPY /
WELLNESS



PROFESSIONAL
OFFICES



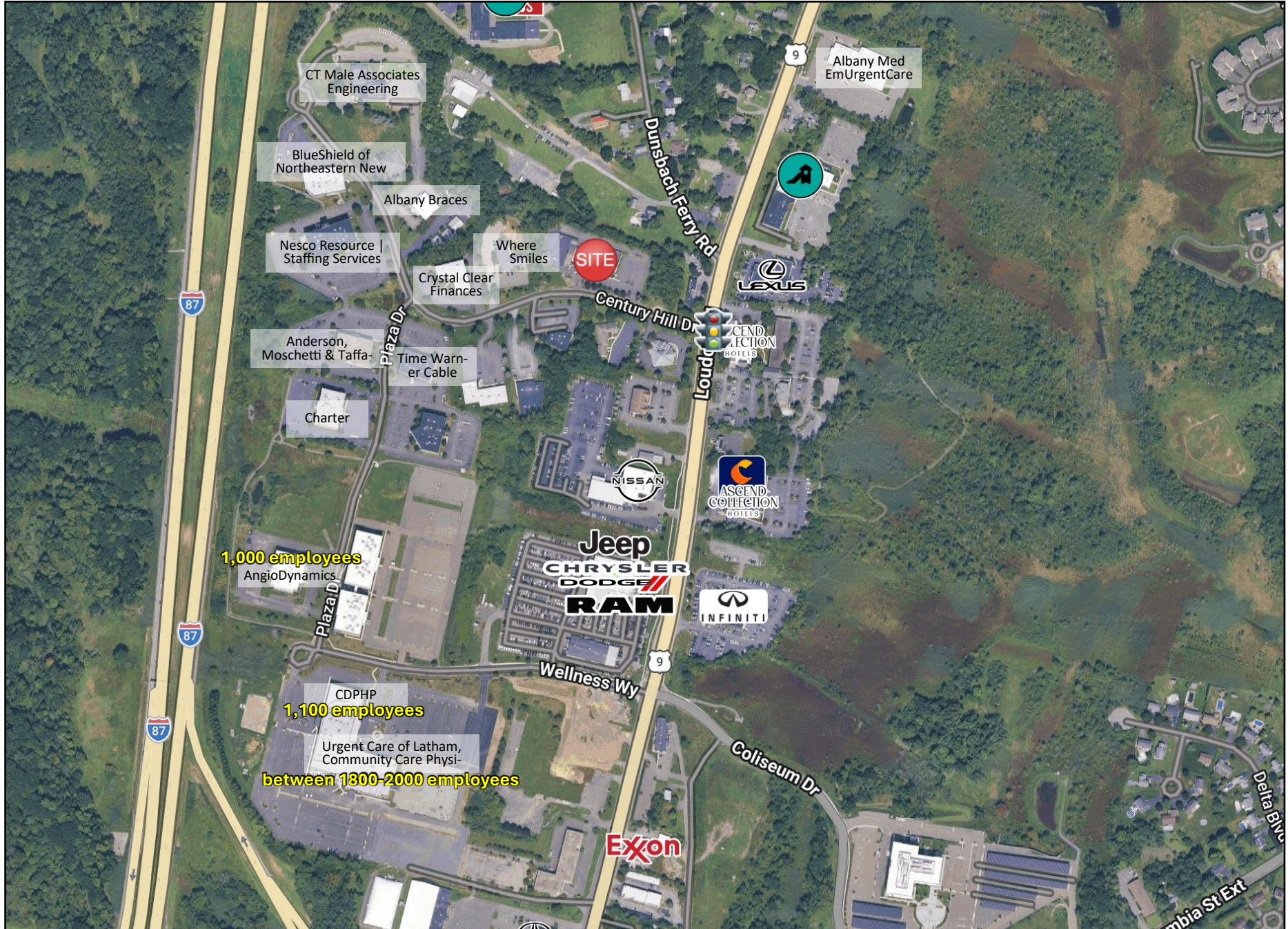
EDUCATIONAL /
CHILD-FOCUSED USES



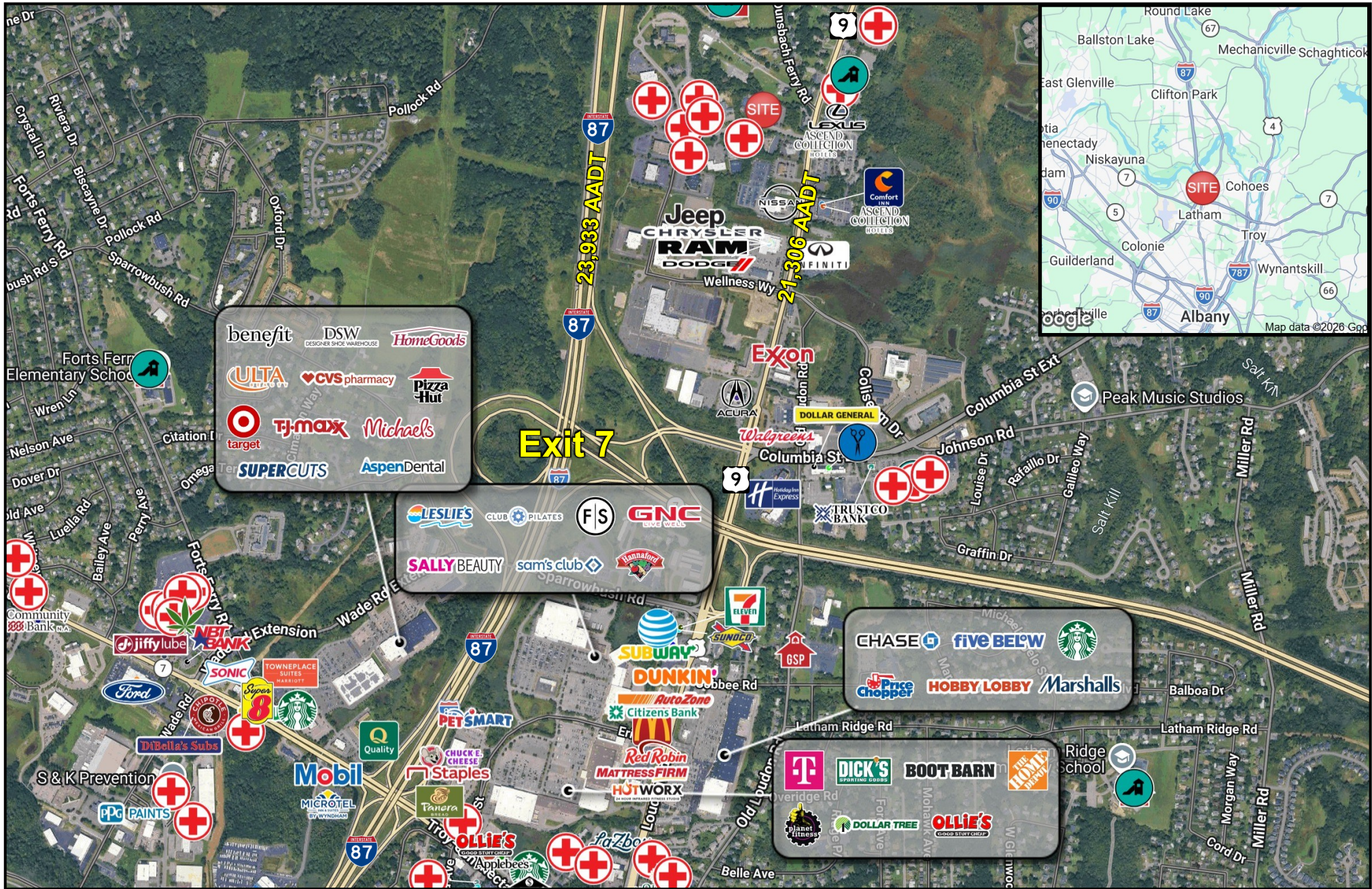
SPECIALTY /
CLINICAL USES

FOR LEASE | 7 Century Hill Drive | Latham, NY 12110

Over 5,000 employees within a quarter mile of your new office.



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