

Medical Office Suites | For Lease

2 Empire Drive, Rensselaer, NY 12144

CBRE Upstate NY
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Medical Office Suites For Lease

Offered for lease are two second floor suites of modern medical office space: Suite 200: $\pm 4,951$ RSF and Suite 203: $\pm 3,242$ RSF. Suite 203 is perfect for non-medical office users as well. Suites can be combined for a total of $\pm 8,193$ RSF. 2 Empire Drive is a well maintained, Class A medical office building, conveniently located along I-90, the building offers excellent visibility and easy highway access. Tenants benefit from a prime location, reaching $\pm 115,562$ people within a 5 mile radius.

Tax ID	155.-4-7.2
Zoning	OC, Corporate Office/Regional Commercial District
Utilities	Municipal water and sewer

For Lease at: \$14.50/SF NNN

[Click HERE to View Property](#)



Contact Us

Laurie Tylanda, SIOR

Licensed Associate Real Estate Broker

+1 518 429 6175

Laurie.Tylanda@cbre-albany.com

CBRE Upstate NY

210 Washington Avenue Ext.

Albany, NY 12203

+1 518 452 2700

www.cbre.com/Albany

2 Empire Drive

Rensselaer | New York 12144

Medical Office Suites

- + Excellent visibility with highway access
- + Suite 200: ±4,951 RSF
Suite 203: ±3,242 RSF
Suites can be combined for a total of ±8,193 SF
- + (1) Passenger elevator
- + Parking for over 200 vehicles
- + Centrally Located:
 - Samaritan Hospital: ±8.7 mi
 - Albany Medical Center: ±7.9 mi
 - Hudson Valley Community College: ±8.8 mi
 - Questar III: ±4.7 mi
 - Albany Rensselaer Amtrak Station: ±3.7 mi
 - Albany International Airport: ±12 mi



Directions

+ Located: [I-90 East to Exit 9; north on Route 4 to Empire Drive](#)



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