

Medical Space for Lease

Property Overview

Offered for lease are three suites of medical office space totaling $\pm 7,004$ SF which can be separate or combined in a larger $\pm 15,278$ SF building in Schenectady, NY. Space available on both the first and second floors. Building is also available for sale.

Tax ID	39.79-2-16.1
2026 Assessment	\$946,900
Equalization Rate	49.40%
2026 General Tax	\$21,257.16
2026 School Tax	\$18,970.53
Combined Tax	\$40,227.69
Zoning	C-4 Downtown Mixed Use
Utilities	Municipal water and sewer

For Lease at: \$16.00/SF NNN (\$6.65/RSF est. nets 2025)
Contact Listing Brokers for Sale Pricing

Contact Us

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318 Broadway

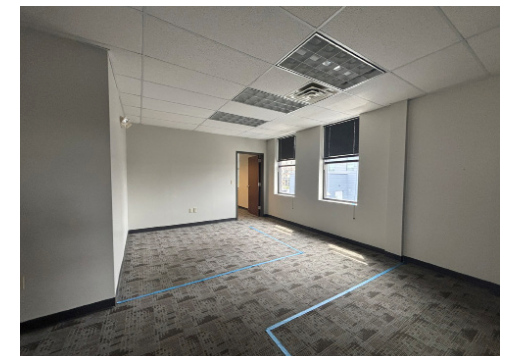
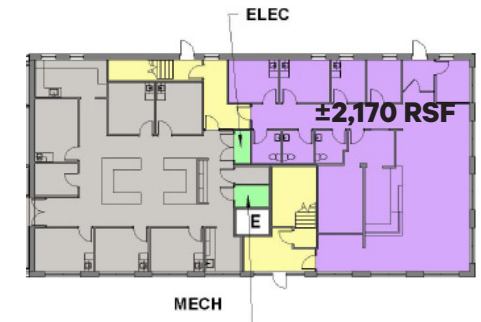
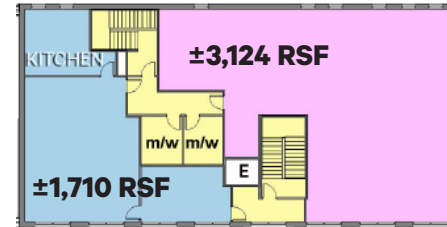
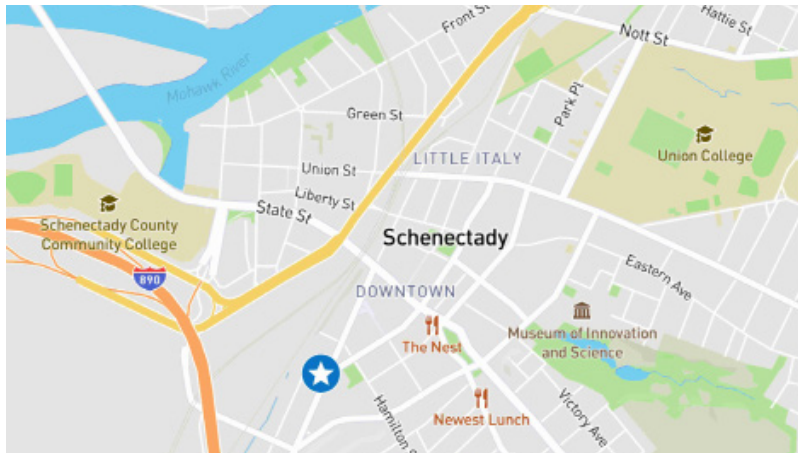
Schenectady | New York 12305

Medical Building Available

- + Three suites available:
 - ±1,710 RSF
 - ±2,170 RSF
 - ±3,124 RSF
- + ±42 on-site parking spaces with additional parking available in the municipal lot across the street as well as on street parking
- + First floor has four (4) exam rooms, reception, private restrooms, file room and break room
- + Two (2) second floor suites available
- + One block from Proctor's Theater, and in close proximity to a variety of medical providers and Ellis Hospital
- + Building is also for sale. Contact listing brokers for details & agency compensation. NNN lease, terms flexible.

Directions

- + [I-890 to Exit 5 Broadway, north two blocks. At the intersection of Broadway & Clinton Street Extension](#)



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