

**FOR  
LEASE**

# LOUDON SQUARE

399 ALBANY SHAKER ROAD  
LOUDONVILLE, NEW YORK 12211

## **CLASS A PROFESSIONAL OFFICE SUITE**



### **+/-2,255 SF 2ND FLOOR OFFICE SUITE**

Conveniently located at the intersection of Albany Shaker Road & Everett Road  
Less than three minutes to I-90 Exit 5 and less than eight minutes to I-87 Exit 4  
Move-in ready - Available immediately  
(6) Private Offices, Conference Room, Kitchenette, Reception, Copy / File Storage  
Ample on-site surface parking  
Exterior monument signage available  
Proactive and professional property management  
Daily in-suite janitorial included

**AVAILABLE FOR LEASE**

**\$19.00 PSF**  
PLUS UTILITIES AND  
INCREASES OVER BASE YEAR OPEX

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

**KYLE BRADLEY, CPA**  
NYS Licensed Real Estate Salesperson  
(845) 325-1568 mobile  
kbradley@CarrowRealEstate.com

Building owned and managed by



Adding Value Through Professional Real Estate Services

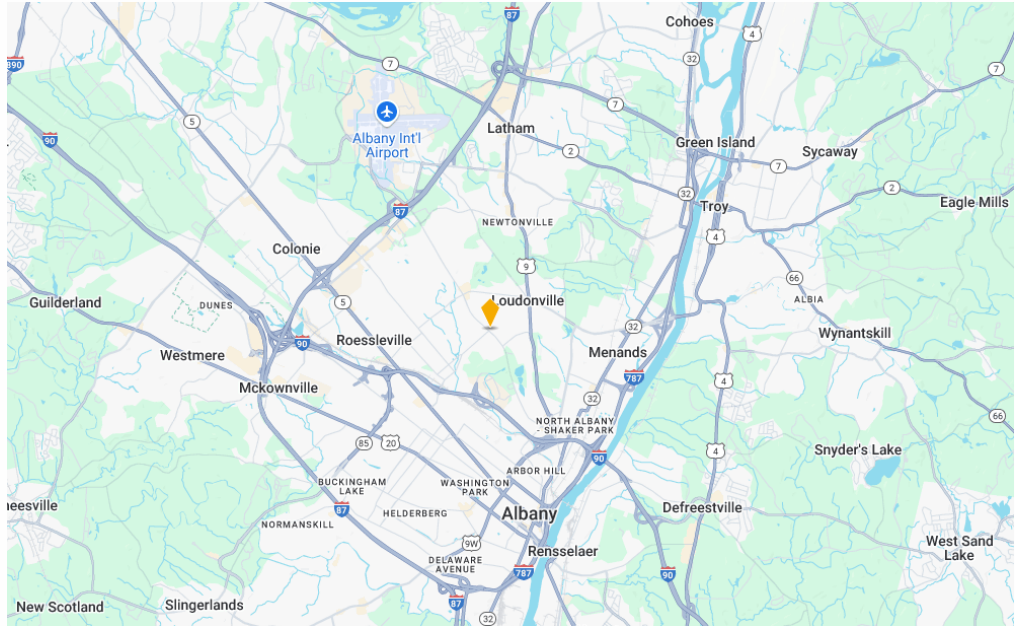
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readers are advised to investigate and verify same prior to entering into a transaction.

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## LOCATION



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## PHOTOS



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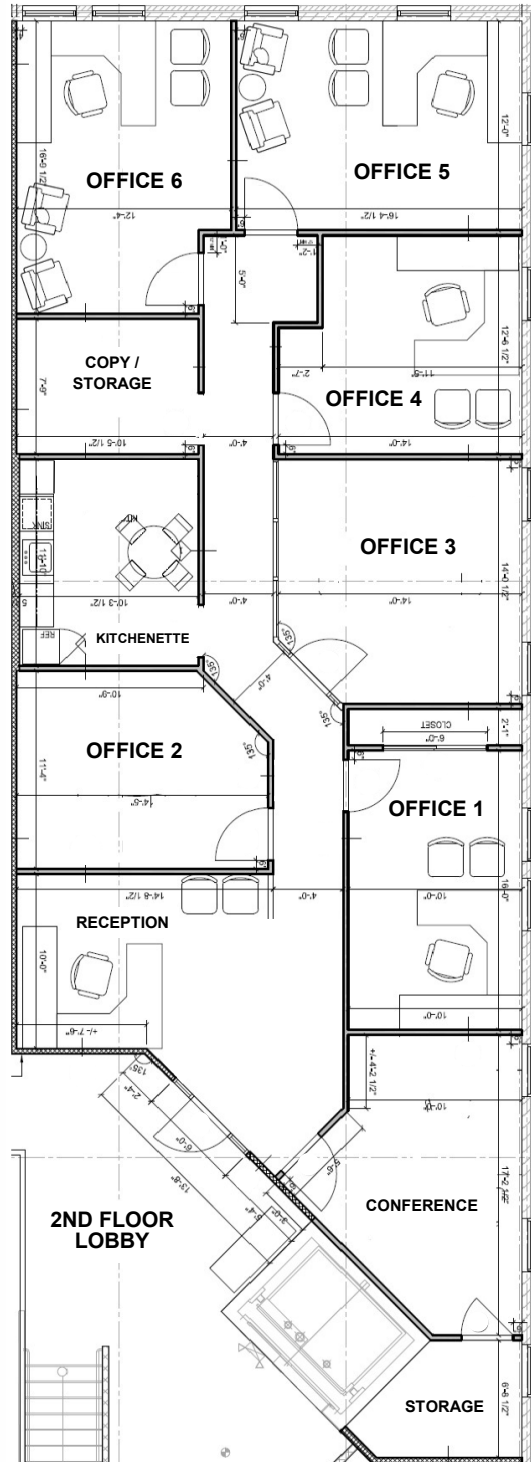
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**2ND FLOOR**

**SUITE 200**  
2,255 RSF



(6) Private Offices  
Conference Room  
Kitchenette  
Reception / Waiting  
Copy Room  
Ample Storage



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## DEMOGRAPHICS

### Population

	2 miles	5 miles	10 miles
2020 Population	29,089	220,303	447,537
2024 Population	28,508	219,720	446,307

### Households

	2 miles	5 miles	10 miles
2020 Households	12,305	93,745	188,643
2024 Households	12,008	93,050	187,151

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$106,214	\$85,293	\$98,888
Median Household Income	\$81,426	\$65,554	\$76,554

### Housing

	2 miles	5 miles	10 miles
Median Home Value	\$284,340	\$239,130	\$255,337
Median Year Built	1963	1959	1965

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