

101 JORDAN ROAD

TROY, NEW YORK



OFFERED FOR LEASE

**AVAILABLE
MAY 2025
2,566 RSF**

SUITE 102

Near Main Entrance

40,000 SF

Medical Office Building

\$18/SF NNN

"As Is" Condition

NEW FIT UP AVAILABLE

10 Year Term Required

Additional Terms and Details
Available Upon Request

LOCATION

This professional medical building is located within the RPI Technology Park at the intersection of North Greenbush Road/US Route 4 and Jordan Road. The space available for lease is **2,566 square feet** and **located on the first floor near the main entrance and parking lot**. The built out medical office currently consists of five (5) exam rooms, four (4) offices, break room and waiting/reception space. The site offers ample patient and staff parking and is in close proximity to surrounding amenities including, restaurants, banks and shopping.

Existing tenants include Community Care Physicians, Albany Medical Center and Capital Region Hearing. The first floor is home to CCP's Primary Care office, Urgent Care, Blood Draw, and community workout facility. The second floor includes specialty physician offices, such as OBGYN and full medical imaging capabilities including X-Rays, Mammography, Dexa Scan and Ultrasound.

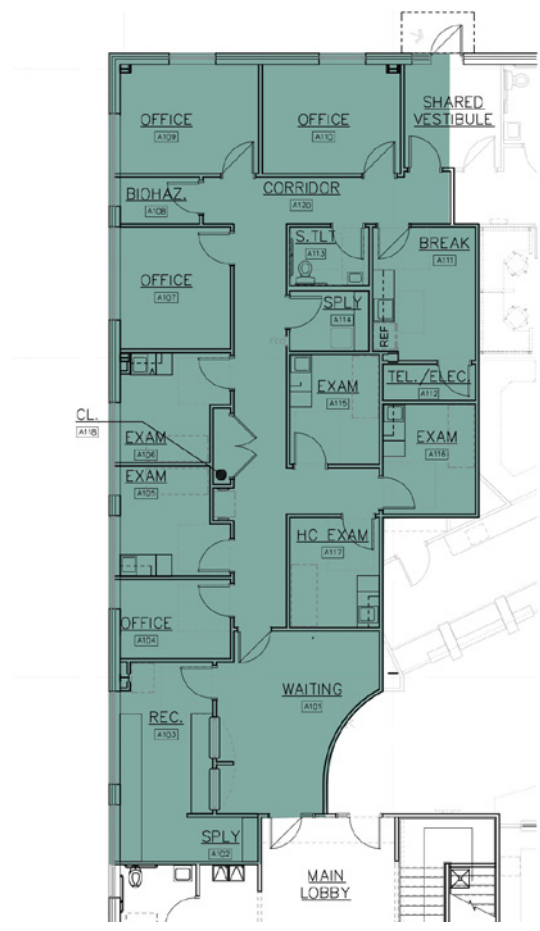
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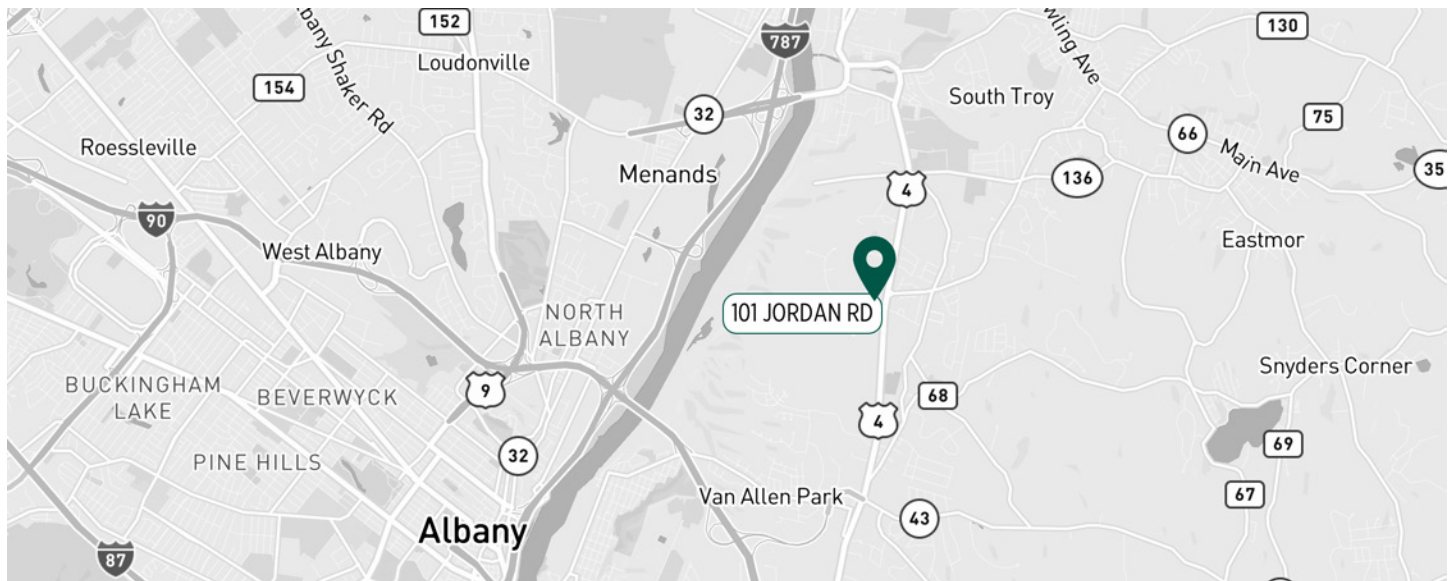
Columbia
Development Companies

OFFERED FOR LEASE

SUITE 102 | 2,566 RSF
Existing Floor Plan



- Suite Located near Main Entrance
- Ample Parking On-Site and Included
- Multi-Specialty Medical Tenants Share Building
- Offered "As Is" but can be Modified
- Great Visibility
- Located within Minutes of I-90 and I-787 via US Route 4 and NY Route 43
- Close Proximity to Surrounding Amenities
- Professionally Managed Building
- Local, Actively Engaged Ownership



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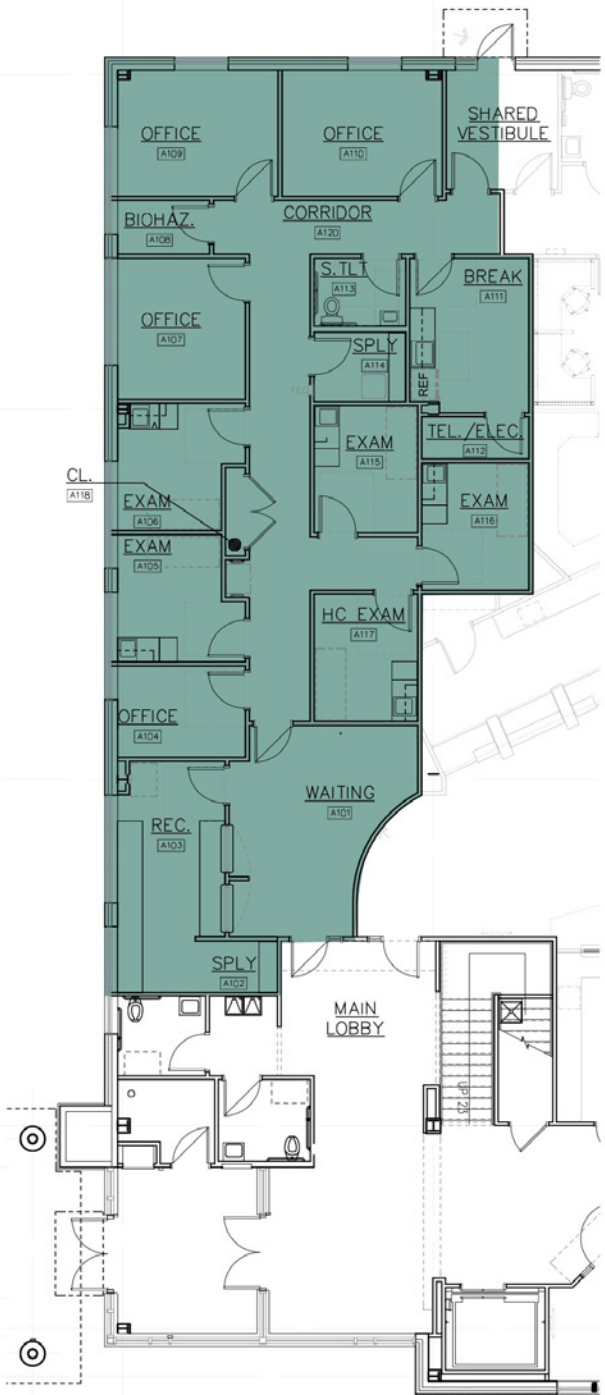
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Turnkey Space Available



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