

4 WELLNESS WAY

COLONIE, NEW YORK



OFFERED FOR LEASE

NEW HEALTHCARE FACILITY

50,000 SF

Medical Office Building

**SUITES OFFERED
FROM 2,000 SF**

And Up

**ADJACENT TO
6 WELLNESS WAY**

The Largest Outpatient Medical Facility in the Capital Region

CENTRALLY LOCATED

Easy Access from I-87,
NYS Route 7 and US Route 9

Additional Terms and Details
Available Upon Request

NEW STATE-OF-THE-ART MEDICAL SPACE

4 Wellness Way is a new, to be constructed, state-of-the-art Healthcare facility located adjacent to the new 262,000 square foot Community Care Physicians and Capital District Physicians' Health Plan, Inc. Headquarters at 6 Wellness Way. The available space being offered is on the first and second floor. The estimated completion date is Q2 2025. The health care facility is being developed by Columbia Development, built by BBL Medical Facilities and designed by HCP Architects.

LOCATION

Situated in the Town of Colonie, 4 Wellness Way is located off US Route 9/New Loudon Road at the convergence of Interstate-87 and NYS Route 7. The site has ample parking on site and is located just minutes from amenities including hotels, restaurants, shopping and banks.

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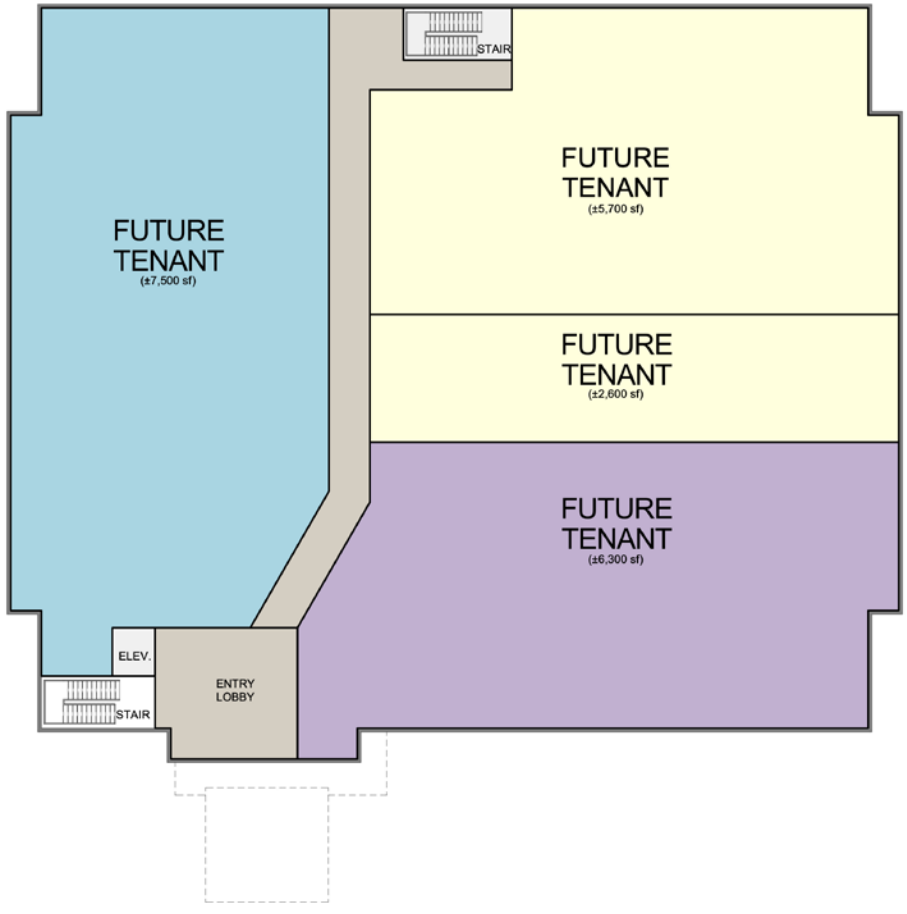
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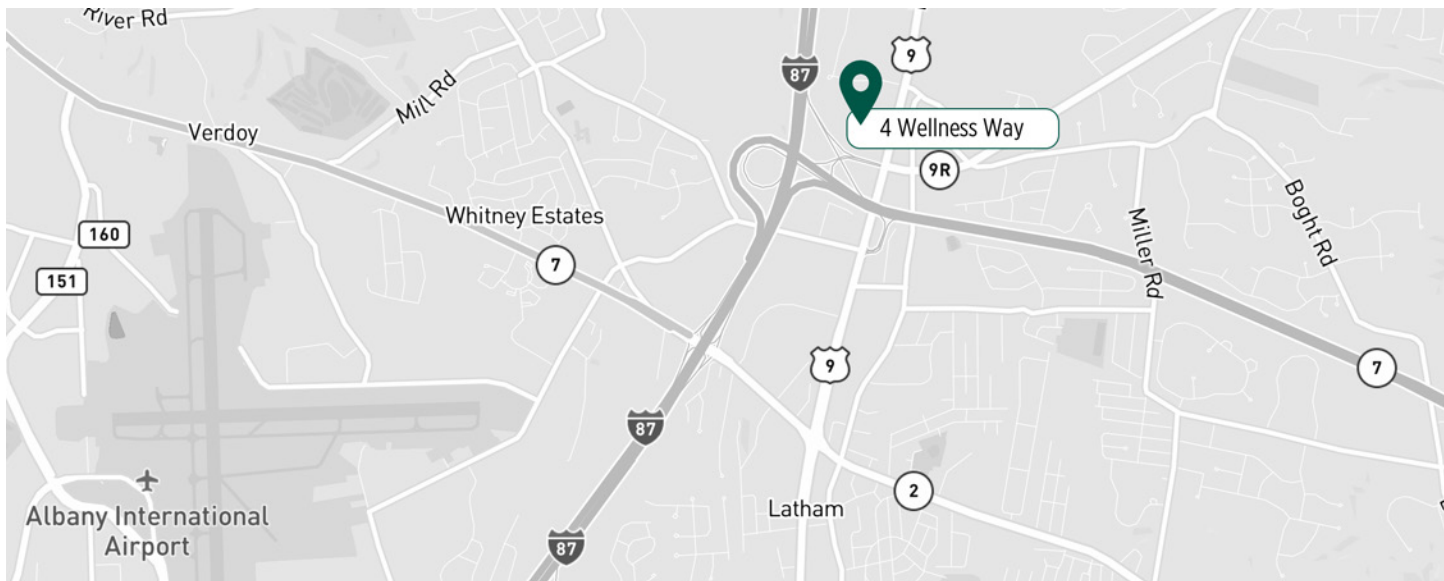
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CONCEPTUAL FLOOR PLANS

Floor One and Two



- Brand New Healthcare Facility
- Adjacent to 6 Wellness Way, the Largest Outpatient Medical Facility in the Capital Region
- Drop-Off Canopy
- Ample Parking On-Site
- Visible from Northway with Access Off US Route 9
- Located within Minutes of I-87 and NYS Route 7
- Close Proximity to Surrounding Amenities
- Professionally Managed Building
- Local, Actively Engaged Ownership



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