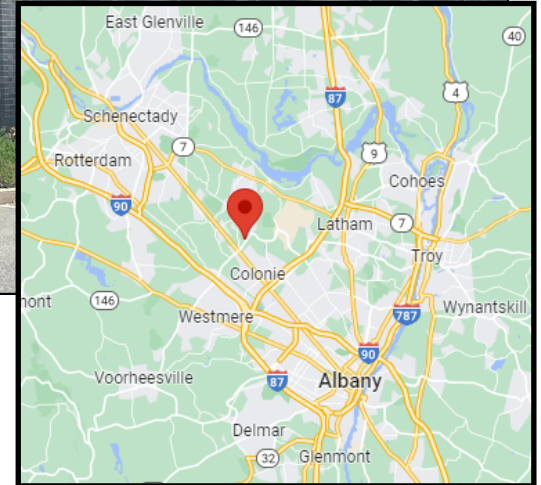


FOR LEASE

# 7 Wembley Court

Albany, NY 12205



## PROPERTY INFO

- Office/medical space ideal for medical, therapy, health/wellness, and office users.
- Multiple suites to accommodate users of different sizes.
- Ample parking.
- Close proximity to Central Ave.

## CALL FOR PRICING

**BUILDING SIZE** 11,132 SF

**AVAILABLE SPACE**

○ 11,132 SF

○ 5,616 +/- SF

## 2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	5,533	31,336	118,407
Average HH Income	\$116,083	\$126,208	\$129,406
Est. Adj. Daytime Demographics (16+)	11,525	51,907	130,411

Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker



Value...through performance

