

OneAlbany - NYOH Regional Cancer Center

120,000 SF Medical Office Building
4 Crossgates Mall Road, Guilderland, NY 12203

Project Description:

The project is a proposed (55) million-dollar, state-of-the-art Regional Cancer Center to be located at 4 Crossgates Mall Road, Guilderland, New York. The 120,000 square foot, three (3) story facility, will be occupied by New York Oncology Hematology (“NYOH”). NYOH is the region’s largest provider of cancer and blood disorder treatments with a team of 34 physicians and more than 350 cancer care specialists that treat more than 100,000 cancer visits a year. The facility will take approximately (15) months to build.

The new Regional Cancer Center will include radiation treatment, chemotherapy and comprehensive cancer care. It will also have a prescription pharmacy with a drive through lane, serenity garden, and picnic area. Providers will see patients on a scheduled basis. The Hours of Operation shall be Monday through Saturday from 7:00am to 7:00pm. The facility will have 275 employees and will receiving the following types of deliveries: medical supplies, medications (intravenous/oral), general supplies, radiopharmaceuticals and medical supplies. The project will enable NYOH to expand ad provide more comprehensive cancer treatment to patients.

A Physical Description of the Property is as follows:

Site/Structure

- An 8.36-acre site, with a three-story (3) building and 600 parking spaces.
- A 120,000 square foot building with a 40,000 square foot footprint.
- Building frame to consist of a structural steel frame.
- Main entrance patient drop-off canopy.
- Three (3) access points to enter building; (2) for patients and (1) dedicated to the Mobile PET CT and staff entry.
- Loading zones for material deliveries.
- State-of-the-art medical technology including imaging and radiation therapy.
- Excellent visibility and easy access via Crossgates Mall Road and Western Avenue.
- Facility will be heavily serviced by several CDTA Bus Routes including Bus Route(s) 10, 117, and 190 on Western Avenue and Bus Route(s) 10, 12, 114, 117, 155, 190, 712, 763 and 813 via the Crossgates Mall Bus Hub located in the South Lot.
- Proposed project will be less of an impact on traffic, water, sewer and natural resources than the design study and generic environmental impact study completed by Pyramid Brokerage.

Please find New York Oncology Hematology’s Vision for OneAlbany attached.



**Elevating Cancer Care in
the Greater Capital
Region and Beyond:**

New York Oncology
Hematology's Legacy and
Vision for OneAlbany



In the heart of the Capital Region, where expertise meets compassion, New York Oncology Hematology (NYOH) stands as a beacon of hope and healing. As the leading provider of community-based cancer care and blood disorder services, we have woven a rich tapestry of commitment to excellence for over 30 years. With six strategically located centers in Albany, Amsterdam, Clifton Park, Hudson, and Troy, NYOH has emerged as a regional leader, offering a comprehensive array of services that shape the future of cancer care.

Our Journey: Pioneering Excellence

More than three decades ago, NYOH started as the region's first oncology practice beyond the confines of a hospital, laying the foundation for community-based cancer care. Today, we stand proud as the only provider with the region's largest clinical research and drug trial operation, the sole stem cell transplant program, and exclusive neuro-oncology care. We continually invest in cutting-edge technology, exemplified by introducing the Varian Truebeam Radiotherapy System at our Clifton Park location.

Expertise Beyond Boundaries

Our medical staff comprises 35 board-certified physicians specializing in medical oncology, radiation oncology, and hematology. What sets us apart is not only our breadth of expertise but our dedication to subspecialization. Many of our providers go the extra mile, focusing on specific cancer types or blood disorders, ensuring patients receive the most advanced and tailored care available.

Through our affiliation with The US Oncology Network, NYOH stands at the forefront of breakthroughs, cutting-edge treatments, and state-of-the-art technologies. This connection with over 1,000 leading oncologists and hematologists nationwide propels us into a constant learning cycle, ensuring we offer the latest advancements to our patients.

Market Differentiators: The NYOH Advantage

Our commitment to excellence has been validated by an anonymous market study showcasing three key differentiators:

- Research Program:** Over the last 30 years, NYOH patients have contributed to the FDA approval of 50 new cancer therapies through our extensive clinical research operation—the largest in the region.
- Physicians who Subspecialize:** Our providers, while proficient in all cancers and blood disorders, excel in specific specialties, becoming true experts in their field through continuous education, focusing on the latest technologies and precision medicine.
- Independent Practice Focus:** NYOH is the only independent practice solely dedicated to cancer care, offering the convenience of multiple locations.

Comprehensive Service Line Offerings

At NYOH, we take a holistic approach to patient-centric care, delivering a suite of services designed to support our patients throughout their journey, including:

- Immunotherapy:** Our robust Stem-cell and CAR-T programs lead the charge in groundbreaking immunotherapy.
- Radiation Oncology:** Focusing on precision and effectiveness, our radiation oncology services ensure targeted treatment for optimal outcomes.
- Medical Oncology:** Personalized treatment plans crafted by our expert medical oncologists form the cornerstone of our cancer care.
- On-site Laboratory Services:** Quick and accurate results from our on-site laboratories streamline the treatment process.
- Medical Integrated Dispensary:** We provide seamless access to medications through our integrated dispensary, enhancing convenience for our patients.
- Support Services:** Palliative care and social work are integral components of our commitment to comprehensive patient care.

Patient-Centric Care and Concierge Model

Our dedication to patient-centric care goes beyond medical expertise. NYOH embraces the integration of a concierge model that streamlines non-clinical interactions, ensuring a seamless and enriched patient experience. We are committed to delivering quality healthcare services to help our patients continue to tell their story. We stand united in our mission to empower each patient to tell a story of resilience, hope, and triumph over cancer.

In the heart of the Capital Region, NYOH is not just a cancer center—it is a sanctuary of healing, a testament to our commitment to delivering quality healthcare services and empowering our patients to continue telling their stories.

Unveiling OneAlbany: A Vision of Excellence in Cancer Care

In the pursuit of redefining cancer care, New York Oncology Hematology proudly introduces OneAlbany—a visionary healthcare destination poised to become the region's unparalleled provider of cutting-edge cancer care. Envisioned as the catalyst for a new era in comprehensive oncology services, OneAlbany is designed to draw patients from the Greater Capital Region of New York, Southern Vermont, and Eastern Massachusetts, ensuring unparalleled access to world-class care.

Pinnacle of Excellence

At the heart of OneAlbany lies our commitment to bringing together state-of-the-art cancer care services under one roof. This singular hub will transcend the traditional healthcare model, offering a seamless and integrated approach to cancer treatment. From diagnosis to survivorship, OneAlbany will stand as a beacon of hope, providing patients with access to the latest advancements in medical science, cutting-edge technologies, and a multidisciplinary team of experts—all within the confines of a single, purpose-built facility.

Drawing the Region Together

OneAlbany's strategic location positions it as a hub that bridges communities across the Greater Capital Region of New York, Southern Vermont, and Eastern Massachusetts. By centralizing our resources and expertise, we aim to eliminate geographic barriers, ensuring that patients from diverse backgrounds have equal access to the highest standard of care. This consolidation reflects our commitment to bringing the benefits of advanced cancer care to the doorsteps of those who need it most.

Comprehensive and Convenient

The vision for OneAlbany extends beyond the conventional boundaries of cancer care. It is a comprehensive solution that unifies medical disciplines, treatments, and support services in one accessible location. Patients will experience a seamless journey—from diagnostic testing to consultations, treatment, and post-treatment care—all within the confines of a cutting-edge facility designed to optimize the patient experience.

A Beacon of Innovation

OneAlbany is not merely a facility; it is a living testament to our dedication to innovation. By co-locating specialized medical services and state-of-the-art technology, we create an environment where research, education, and patient care converge. This synergy ensures that our patients not only receive the most advanced treatments available but also become active participants in shaping the future landscape of cancer care.

Uniting Expertise for Patient Empowerment

Under the OneAlbany banner, New York Oncology Hematology will continue to collaborate with our network of renowned physicians, researchers, and specialists. This collaborative approach guarantees that our patients benefit from the collective expertise of a multidisciplinary team dedicated to delivering personalized, compassionate, and effective cancer care.

In essence, OneAlbany represents more than a physical space; it embodies our commitment to advancing cancer care, fostering innovation, and empowering patients throughout their journey. As we embark on this transformative endeavor, our vision is clear: OneAlbany will stand as the region's leading cancer care provider, symbolizing a new frontier where excellence knows no boundaries and every patient receives the highest standard of care.