

FOR LEASE - Speak-Easy & Lounge Available

1 Steuben Place, Albany, NY 12207



**\$: 15.00 / SF NNN
2,666 +/- SF**

Property Highlights

- Size: 2,666 +/- SF
- Rent: \$15/SF NNN + \$1.50/SF nets
- Employee Parking: Garage parking available.
- Ceiling Height: 10'
- Zoning: MU-DT
- HVAC: Forced Air/Natural Gas, Central Air
- Water/Sewer: Public

Property Information

Unique speak-easy bar and lounge on the lower level of the Kenmore Apartments w/ the entrance off the cobblestone Steuben Alley. Approximately 2666 SF w/ a beautiful mahogany bar, paneling and wainscoting in the bar room and lounge, plus a larger open event room attached. Ideal for intimate gatherings, wine and spirits-tasting events, paint-and-sip, etc. \$3333/mo rent + \$333/mo nets, Signage opportunity by Steuben entrance. Garage parking available for employees.

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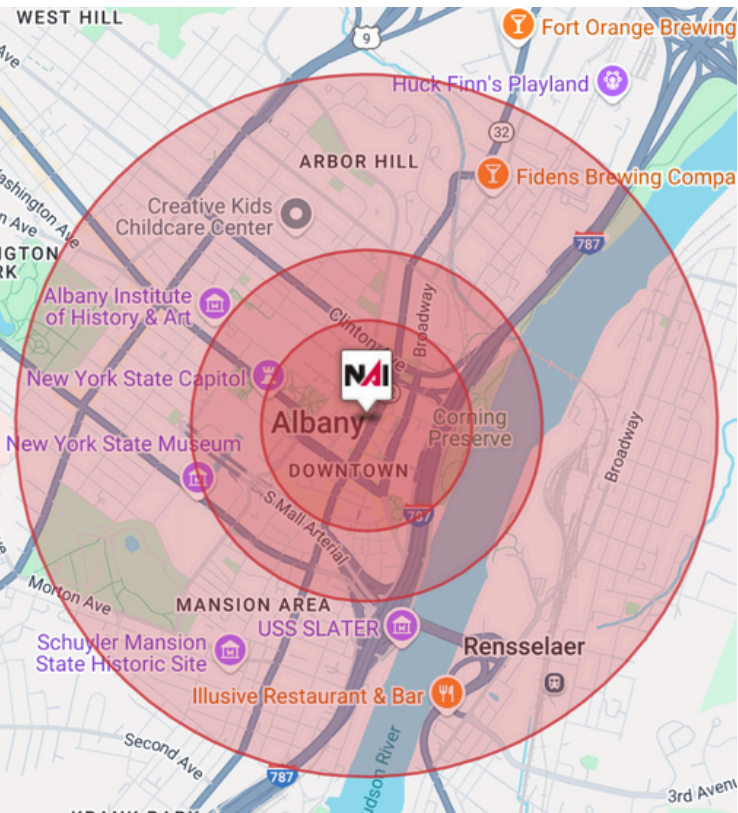
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Floor Plan



Demographics Of Surrounding Area



	0.3 Miles	0.5 Miles	1 Miles
Total households	862	1,974	12,804
Total population	1,417	3,435	25,293
Population white	43.0%	38.6%	37.3%
Population black	40.0%	43.9%	41.6%
Population hispanic	9.2%	10.3%	12.6%
Population asian	4.9%	4.8%	6.0%
Population pacific islander	0.1%	0.1%	0.1%
Population american indian	0.6%	0.6%	0.6%
Population other	3.8%	4.1%	5.2%
Persons per household	1.6	1.7	2
Average household income	\$79,291	\$79,495	\$66,588
Average house value	\$267,400	\$260,796	\$221,724
Average age	40	39	37
Average age male	41	39	37
Average age female	39	38	37

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