

# FOR LEASE - Office Space(s) Available

99 Pine St, Albany, NY 12207



**\$: 10.00-14.00 / SF**  
**Square Feet: 430 sf-3,400 sf**

## Property Highlights

- 101,000 SF office and apartment building on highly visible corner downtown.
- Tons of natural light.
- Works for both office and retail uses.
- Retail storefront space w/ entrance on North Pearl and Pine.
  - 2,000 - 3,500 SF
  - 4 large storefront glass windows facing North Pearl and 6 windows facing Pine.
  - \$14.00/SF modified gross + utilities, janitorial, and opex pass-thru's after the base year.
  - Vanilla box delivery by landlord.

## Property Information

Suite #'s Available	Square Feet	Price/SF
<u>Suite 101</u>	3,241 RSF	\$10.00/SF
<u>Suite 102-103</u>	1,103-3,940 RSF	\$13.00/SF
<u>Suite 108</u>	992 RSF	\$11.00/SF
<u>Suite 109</u>	490 RSF	\$11.00/SF
<u>Suite 110</u>	1,536 RSF	\$12.00/SF
<u>Suite 111</u>	1,738 RSF	\$12.00/SF
<u>Suite 201</u>	2,730 RSF	\$14.00/SF
<u>Suite 203-204</u>	550-532 RSF	\$11.00/SF
<u>Suite 205</u>	810 RSF	\$11.00/SF

\*The color of the box coordinates with the color(s) in the floor plan\*

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# Floor Plans

## Floor 1



## Floor 2



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



14 Corporate Woods Blvd, Albany NY, 12211



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# Floor 1

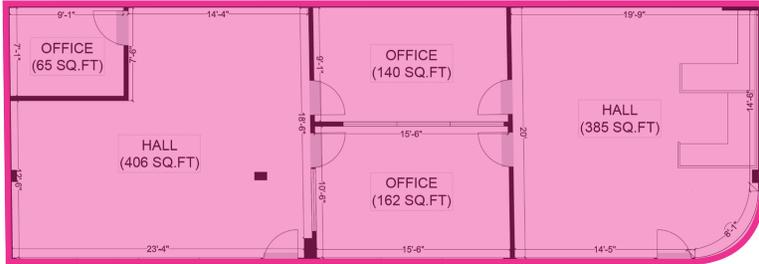
### Suite 101



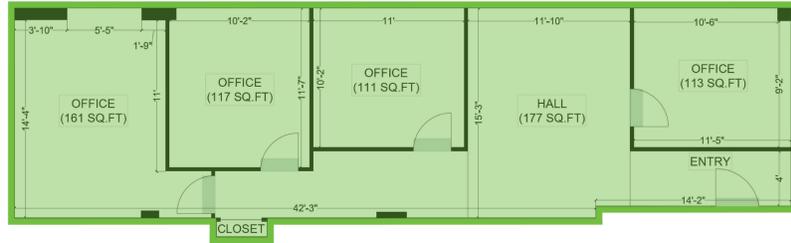
### Suite 102



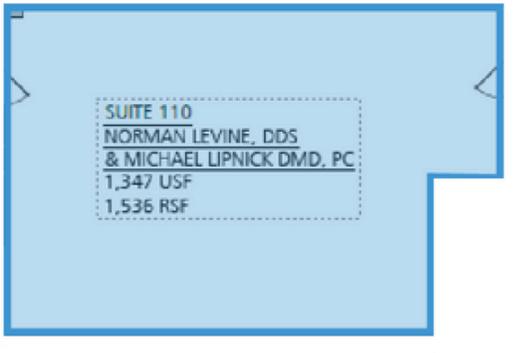
### Suite 109



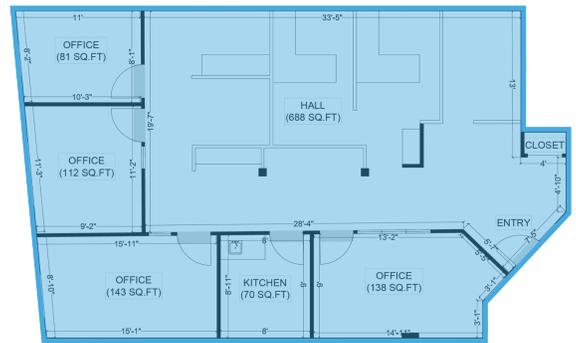
### Suite 103



### Suite 110

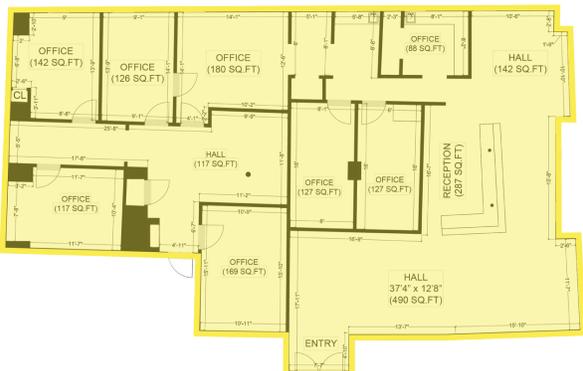


### Suite 111

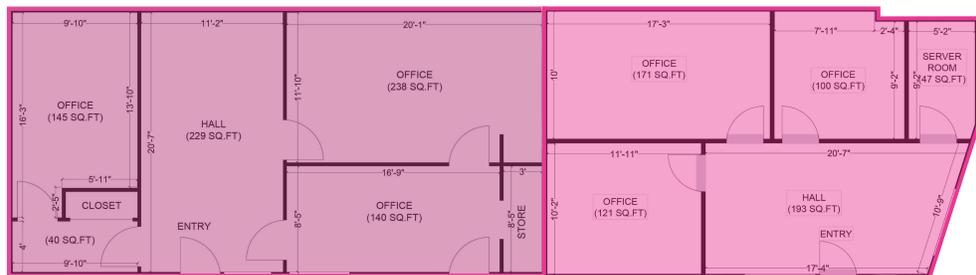


# Floor 2

### Suite 201



### Suite 203 / 204 / 205



# Property Photos



14 Corporate Woods Blvd, Albany NY, 12211



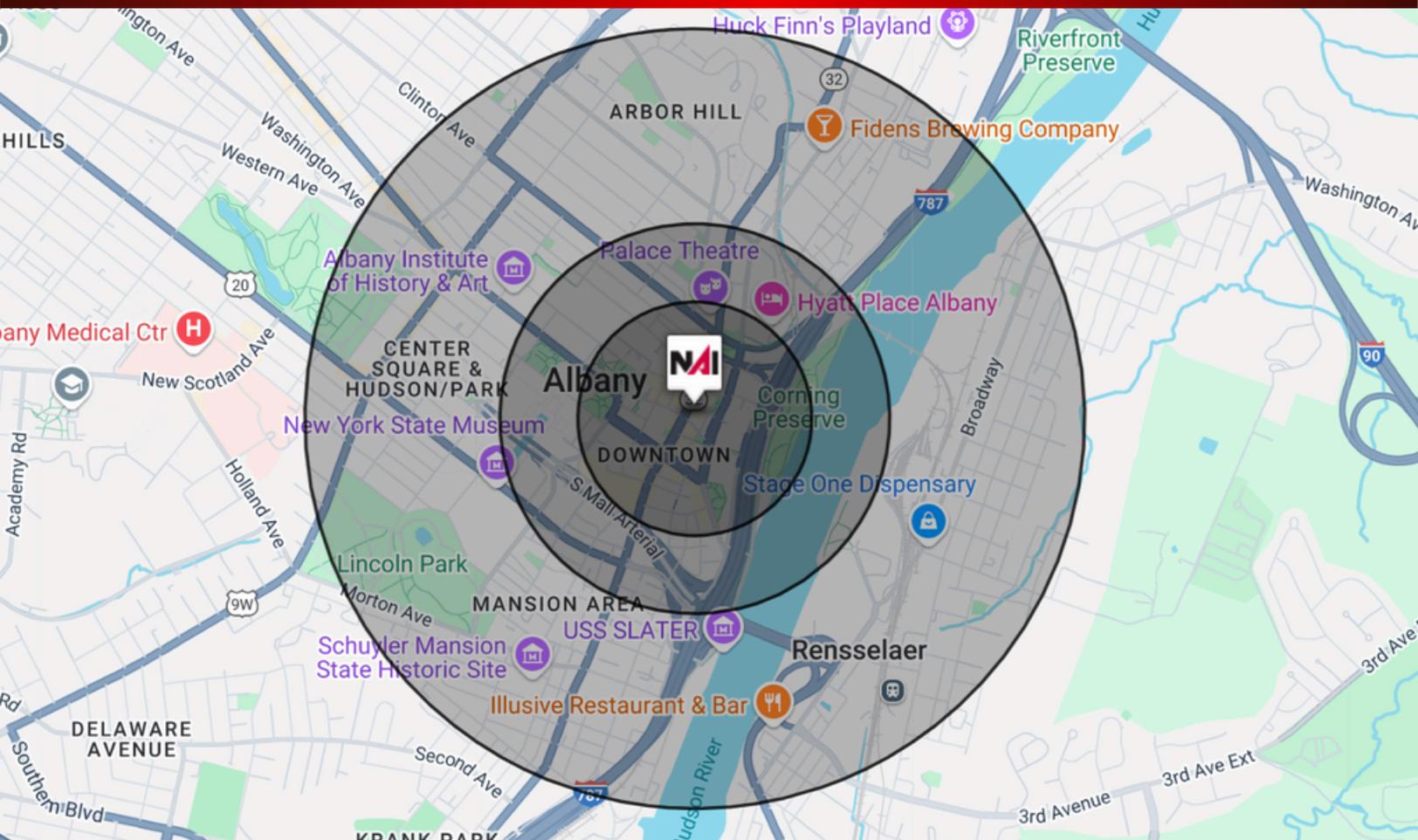
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# Demographics Of Surrounding Area



	.3 Miles	.5 Miles	1 Mile(s)
<b>Total Population</b>	985	4,001	24,997
<b>Population White</b>	49.6%	40.3%	38.1%
<b>Population Black</b>	33.4%	41.2%	41.0%
<b>Population Hispanic</b>	8.3%	11.3%	12.5%
<b>Population Other</b>	9.4%	10.4%	11.7%
<b>Average Household Income</b>	\$79,425	\$76,303	\$66,743
<b>Average Age Male</b>	42	39	37
<b>Average Age Female</b>	40	38	37