

# FOR LEASE - CLASS A OFFICE SPACE

1721 Central Avenue, Albany, New York 12205



## OFFERING SUMMARY

|                 |                        |
|-----------------|------------------------|
| Lease Price:    | \$1,200/MO + Utilities |
| Total SF:       | 4,000                  |
| Parcel:         | 0.38 Acres             |
| Parking:        | 25 Private             |
| Water:          | Municipal              |
| Sewer:          | Municipal              |
| Heat:           | GFHA                   |
| A/C:            | Central                |
| Condition:      | Excellent              |
| Construction:   | Brick                  |
| Built:          | 1976                   |
| Suite Location: | 2nd Floor Corner Space |

## Property Overview

Class A office space off of Central Avenue in Albany, New York. Convenient access to shopping, banking, restaurant services. Property features private off-street parking and on-site landlord. Gross lease price includes taxes, insurance and maintenance - tenant pays utilities and janitorial.

## Build-out Includes

- Reception Area
- 2 Private Offices
- Open Bull Pen Area
- Conference Room
- Kitchenette
- Storage Room



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