

FOR LEASE - CLASS A OFFICE SPACES

24 Madison Avenue Ext., Albany, New York 12203



OFFERING SUMMARY

Lease Price: \$14.50/SF +UTILITIES
Available Suites:

Suite 4: 3,537 SF*
Suite 5: 1,612 SF*
Suite 6: 1,618 SF*
Suite 7: 3,236 SF*
Suite 10: 1,129 SF
Zoning: C-1 Commercial
Parcel: 2.82
Stories: 2
Parking: 130
Ceiling Height: 9'
Water: Municipal
Heat: GFA
Construction: Brick
Roof: Rubber
Age: 24
Condition: Excellent

Property Overview

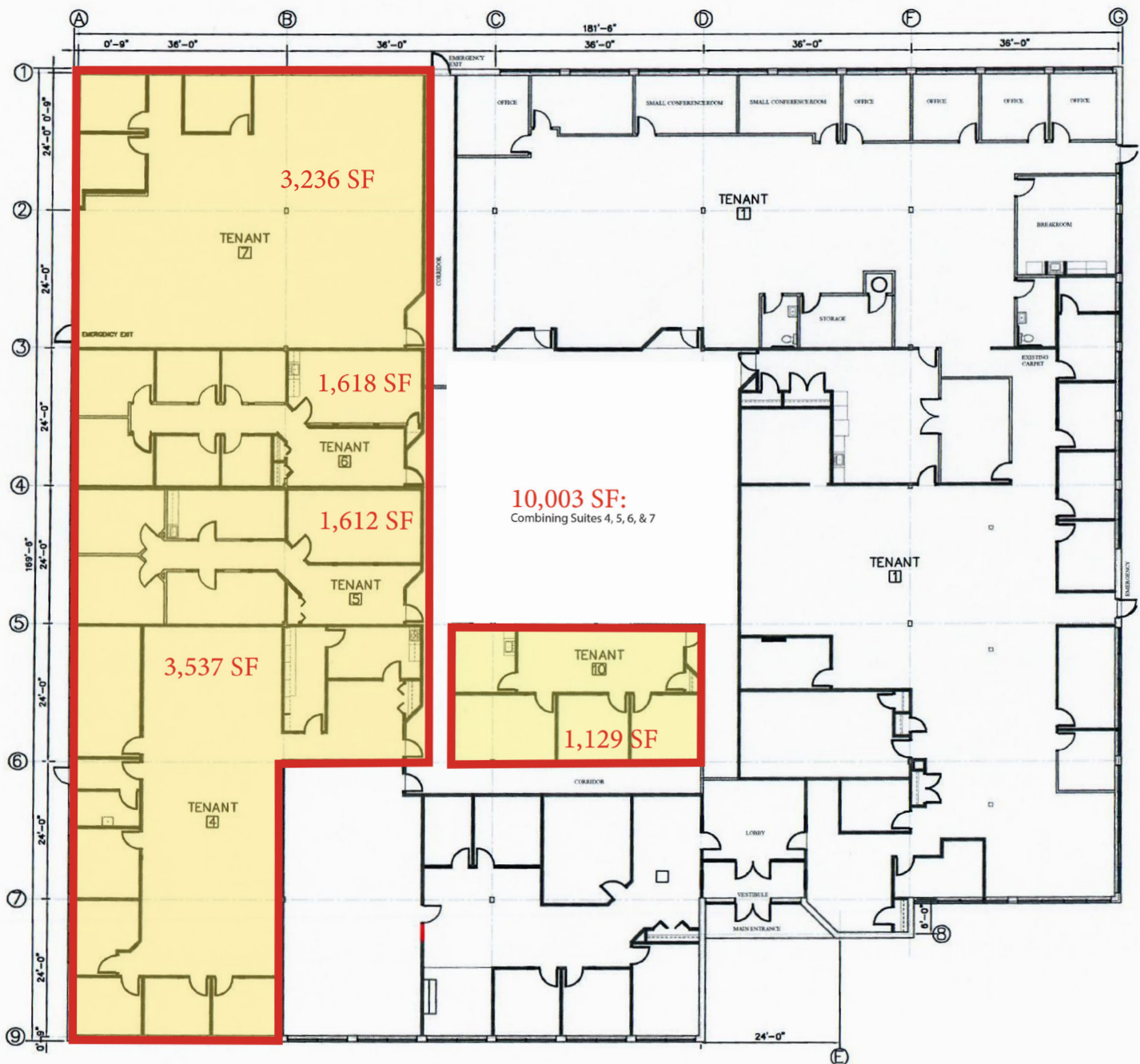
Class A office space off of Washington Avenue Extension provides convenient access to major highways, shopping malls and restaurants. Single-story office building with flexible build out. Private off-street parking available for 130 vehicles. Peaceful quiet setting near Pine Bush Reserve. Gross lease price includes taxes, insurance and maintenance. - Tenant pays utilities.

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*Can be combined to create 10,003 SF





Suite 4 | 3,537 SF:

Five - six offices, a conference room, lots of open bull pen space.

Suite 5 | 1,612 SF:

Three offices, a conference room, a breakroom and reception. Can be combined with Tenant Space #6 or #6 & #7

Suite 6 | 1,618 SF:

Six private offices, a conference room, and a reception area. Suite can be combined with Tenant Space #5 or with #5 & #7.

Suite 7 | 3,236 SF:

Three offices and a large open bullpen area.

Suite 10 | 1,129 SF:

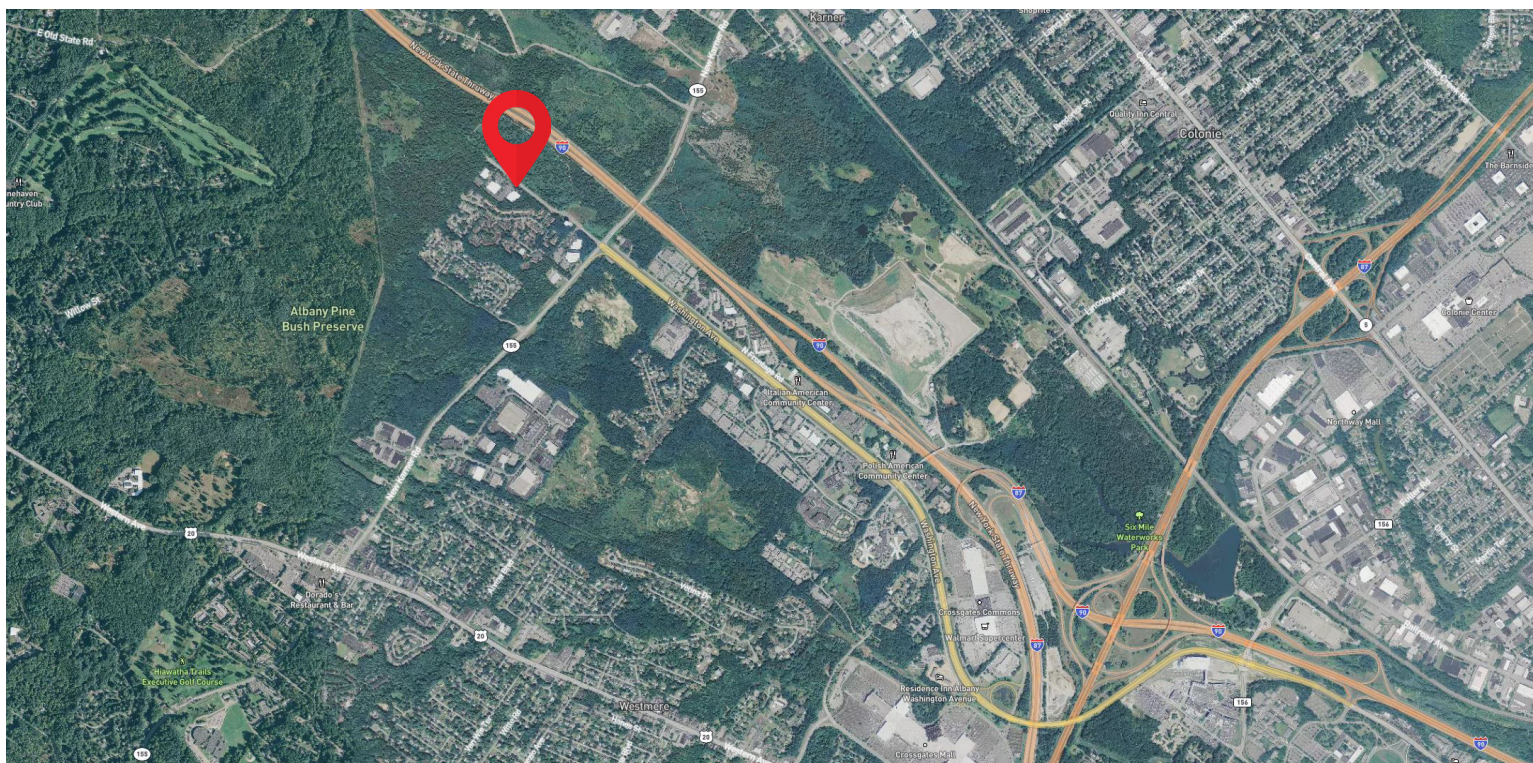
Interior suite with no windows.

****10,003 SF:** Combining Suites 4, 5, 6, & 7.



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