

# FOR LEASE - CLASS A OFFICE SPACE

10B Madison Avenue Ext., Albany, New York 12203



## OFFERING SUMMARY

Lease Price:	\$15.50/SF
Building SF:	±22,825
Available SF:	±8,459 ±2,244
Parking:	88
Ceiling	Private
Height:	9 ft
Stories:	1
Water:	Municipal
Heat:	GFHA
A/C:	Central
Electric:	600 Amp-3 Phase
Construction:	Brick
Year Built:	1997
Condition:	Excellent

## PROPERTY SUMMARY

Class A office suite available in a professionally managed business park. 2,244± SF suite with ability to combine with adjacent 8,459± SF suite for a total of 10,703± SF.

The 8,459± SF suite includes 7,438± SF office and 1,021± SF warehouse/storage. Layout features conference room, 4 private offices, reception area, storage room, and open workspace. Experienced, tenant-focused landlord offers space planning/design assistance. LBO present for showings.

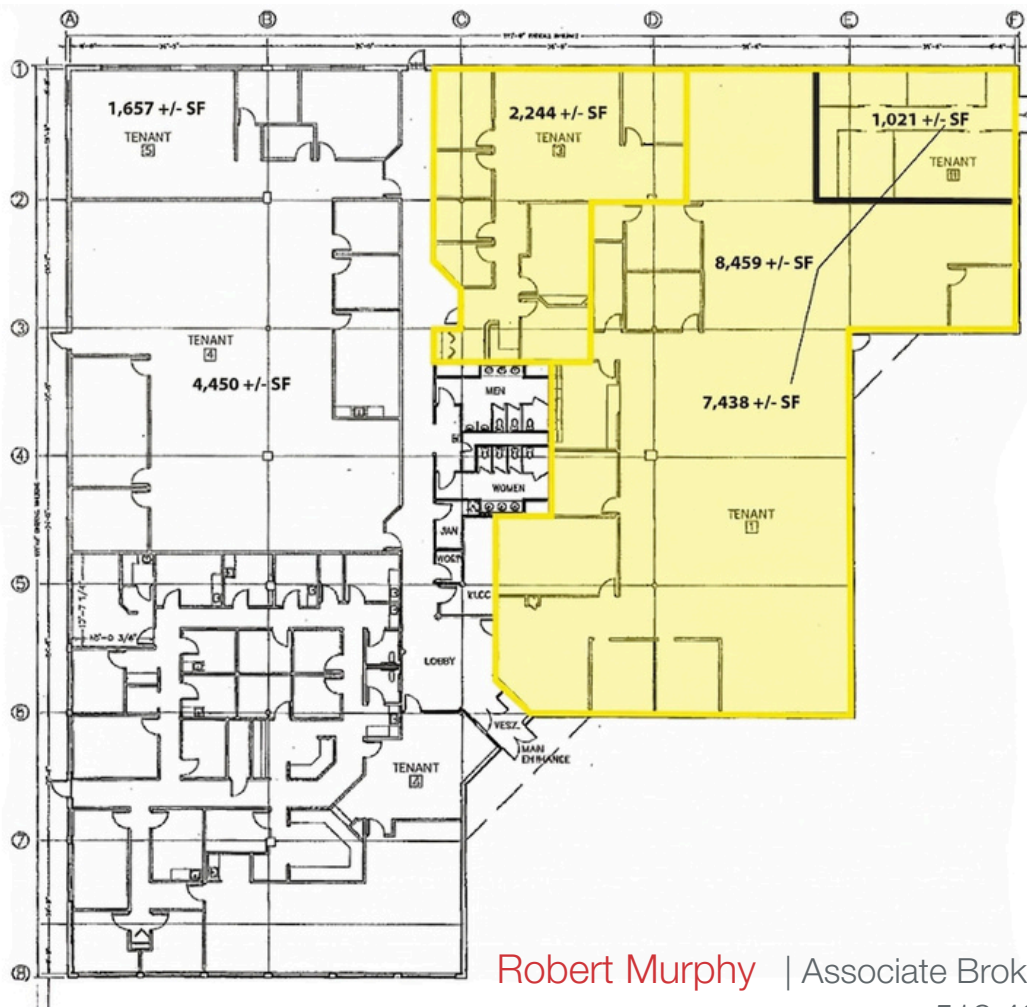
**Robert Murphy** | Associate Broker 518.588.2665  
518.465.1400 ext. 209  
rmurphy@naiplatform.com



**James "Jay" Verro, CCIM** | Associate Broker 518.369.5048 |  
518.465.1400 ext. 214 | jverro@ccim.net

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