

230 Washington Avenue Extension, Albany, New York 12203

FOR LEASE

\$14.00 / SF



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Two Class A Office spaces off Washington Avenue Extension in Albany, New York. One being 2,064 SF and the other 2,845 SF. Convenient access to major highways, shopping malls, and restaurants. Single-story building with flexible build out and private off-street parking available for 124 vehicles. First suite (2,064 SF) consists of a reception area, conference room by the front door, 4 private offices, a break room, and a large 16x16 corner office. Both suites have a gross lease price that includes taxes, insurance and maintenance - tenant pays utilities.

Robert Murphy | Real Estate Salesperson

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James "Jay" Verro, CCIM | Associate Broker

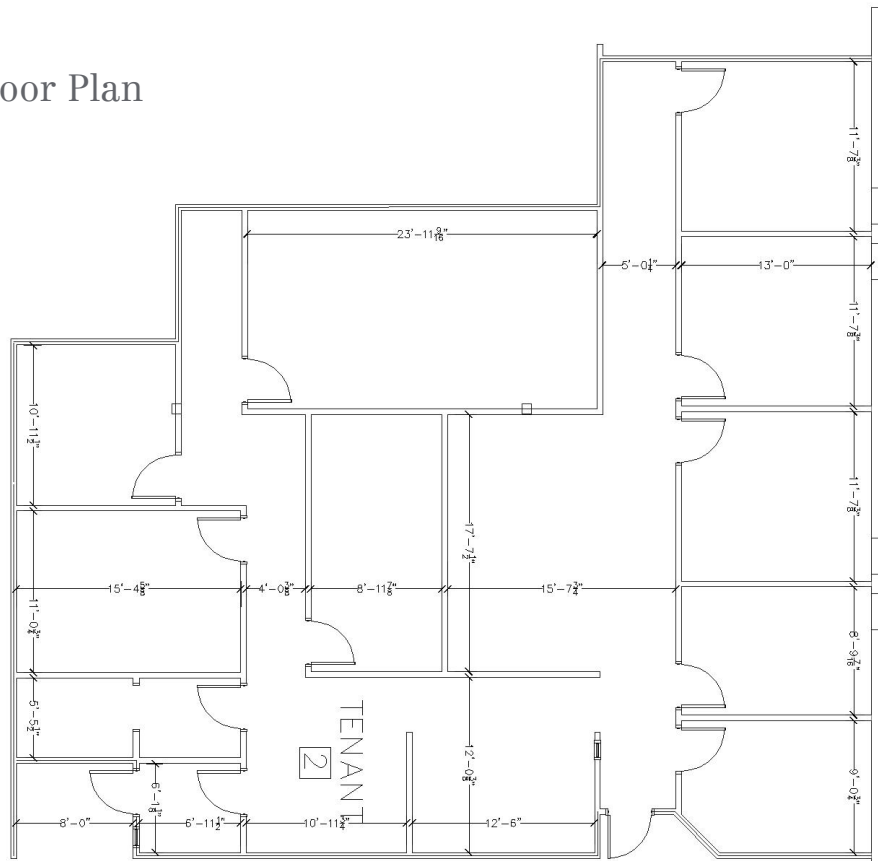
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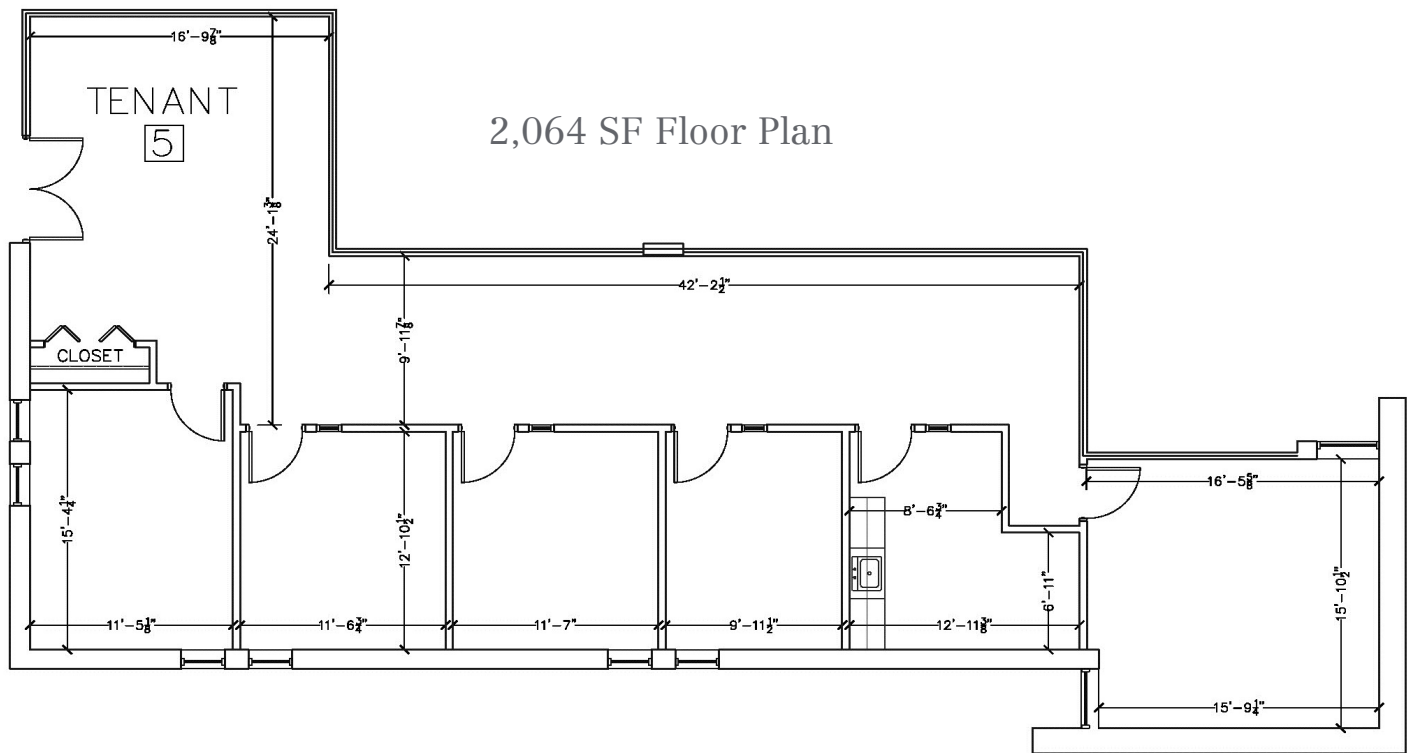
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22,828 SF Class A Office Building



2,845 SF Floor Plan





BUILDING INFORMATION

Building SF:	22,828 SF
Available SF:	2,064 SF
	2,845 SF
Zoning:	C-1
Parking:	124 Private Spaces
Lot Size:	2.17 Acres
Water:	Municipal
Sewer:	Municipal
Heat:	GFHA
A/C:	Central
Electric:	600 Amp / 3 Phase
Construction:	Brick
Age:	1983
Condition:	Excellent



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