

Minutes From Downtown Schenectady

## FOR LEASE - Class A Office

25 Mohawk Avenue, Scotia, New York 12302



12 Month Introductory Rate on 5 Yr Lease

**\$10 SF Modified Gross**

~~\$19.50 SF  
Modified Gross~~

### Property Highlights

- Building Size: 21,170 SF
- Availability: 10,800 SF
- Frontage: 210'
- Year Built: 2015
- Heating: Gas-fired RTU's
- Cooling: Central Air
- Elevators: 1 Passenger Elevator
- Parking: 80 Spaces
- Sprinkler: Wet

### Property Information

New Class A office space on 2<sup>nd</sup> floor of mixed-use retail/office building on Mohawk Avenue, minutes from Downtown Schenectady. Former financial services office suite boasting 20 private perimeter offices, beautiful glass-walled conference room, 2 smaller conference rooms, large break room, and large interior open bullpen area to accommodate a multi-workstation layout. Landlord will subdivide down to +/-5000 SF suite sizes for qualified tenants. Plentiful free on-site parking and many retail options available within walking distance in Scotia Village.



14 Corporate Woods Blvd, Albany NY, 12211

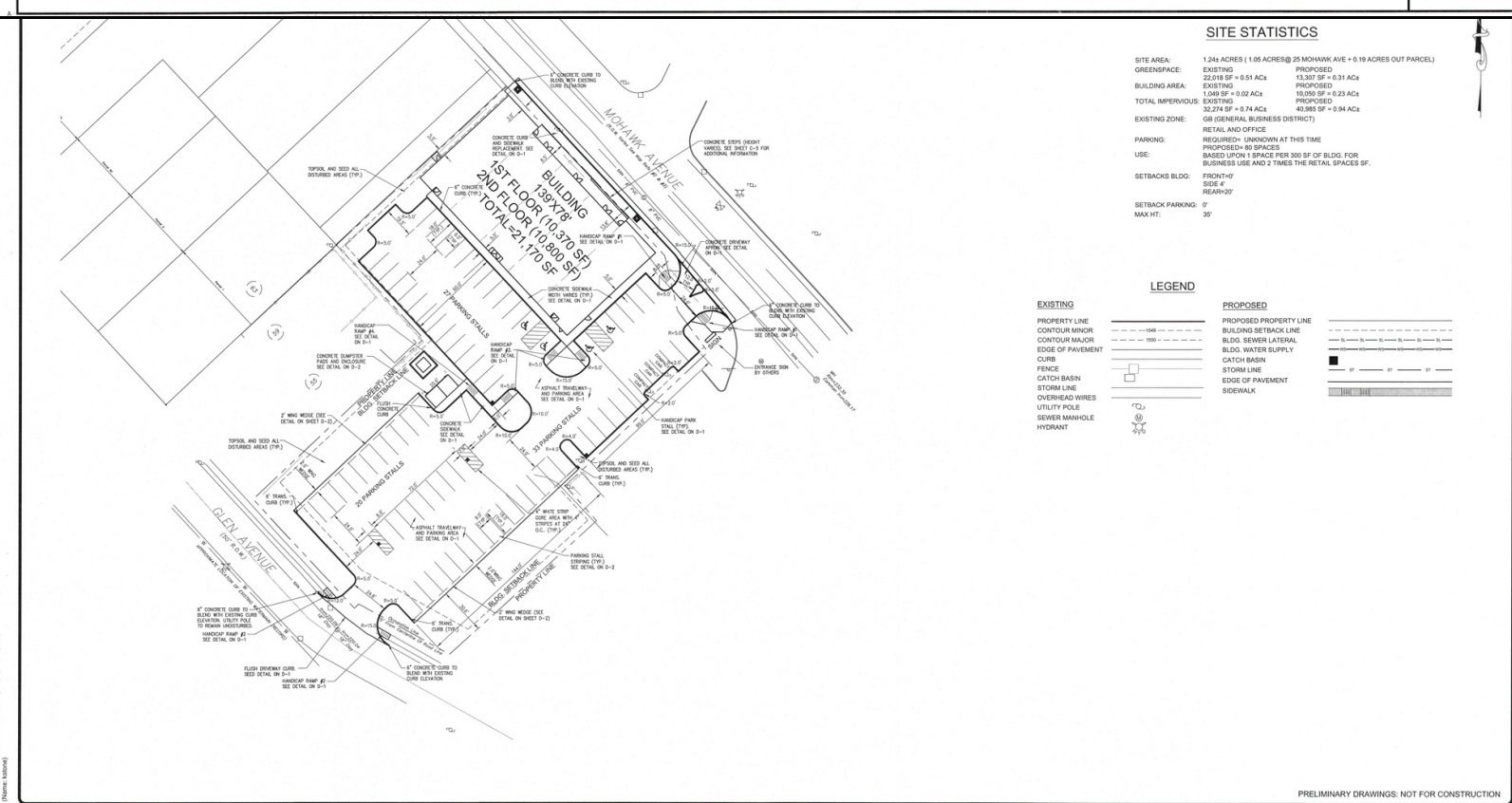


518.465.1400



naplatform.com



[illegible]

# Interior Photos:



# Parking & Interior



**Felton McLaughlin, CCIM, SIOR**

**o: 518.465.1400 Ext. 208**

**c: 518.428.1164**

**e: [fmclaughlin@naplatform.com](mailto:fmclaughlin@naplatform.com)**



**Cory Tyksinski, Principal Broker**

**o: 518.465.1400 Ext. 217**

**c: 518.506.0910**

**e: [reena@naplatform.com](mailto:reena@naplatform.com)**



14 Corporate Woods Blvd, Albany NY, 12211



518.465.1400

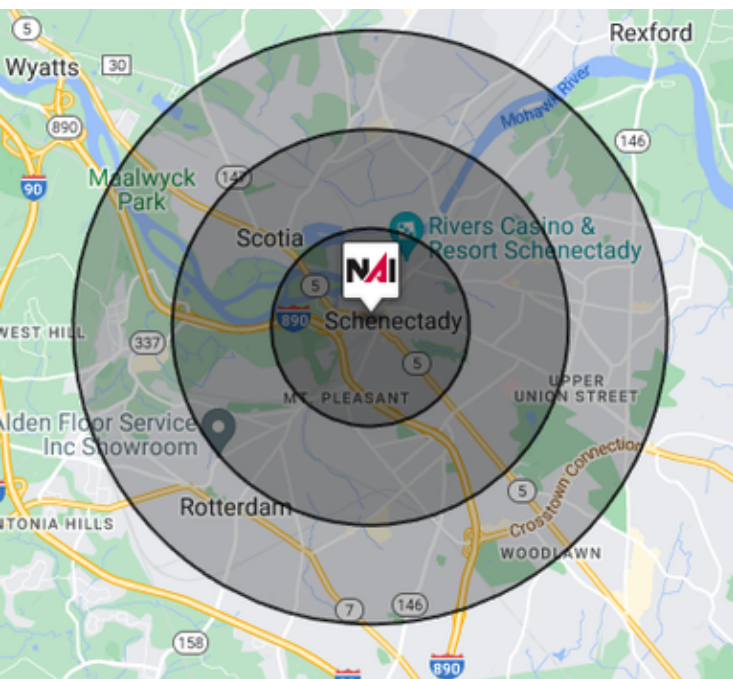


[naplatform.com](http://naplatform.com)

**NAIPlatform**



## Demographics Of Surrounding Area



|                             | 1 Miles   | 2 Miles   | 3 Miles   |
|-----------------------------|-----------|-----------|-----------|
| Total households            | 7,142     | 27,014    | 43,556    |
| Total population            | 18,757    | 67,302    | 106,413   |
| Population white            | 41.1%     | 46.1%     | 56.2%     |
| Population black            | 28.4%     | 21.8%     | 16.5%     |
| Population hispanic         | 14.7%     | 13.2%     | 10.9%     |
| Population asian            | 6.4%      | 6.7%      | 6.3%      |
| Population pacific islander | 0.2%      | 0.2%      | 0.1%      |
| Population american indian  | 1.4%      | 1.4%      | 1.0%      |
| Population other            | 10.2%     | 10.2%     | 7.7%      |
| Persons per household       | 2.6       | 2.5       | 2.4       |
| Average household income    | \$64,537  | \$75,159  | \$85,935  |
| Average house value         | \$220,766 | \$208,299 | \$223,139 |
| Average age                 | 37        | 39        | 40        |
| Average age male            | 36        | 37        | 38        |
| Average age female          | 38        | 40        | 41        |

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.