

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 2nd 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



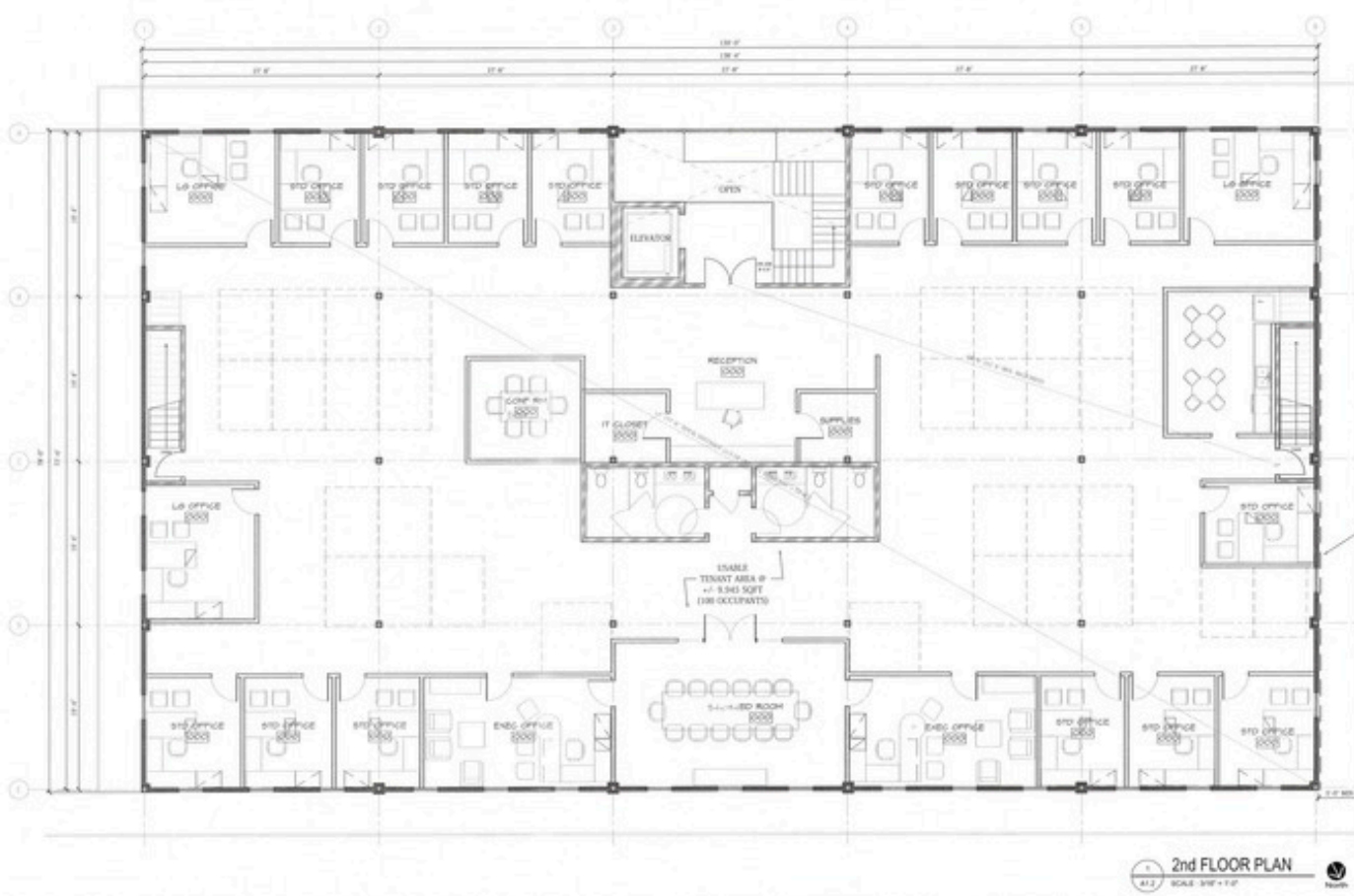
518.465.1400



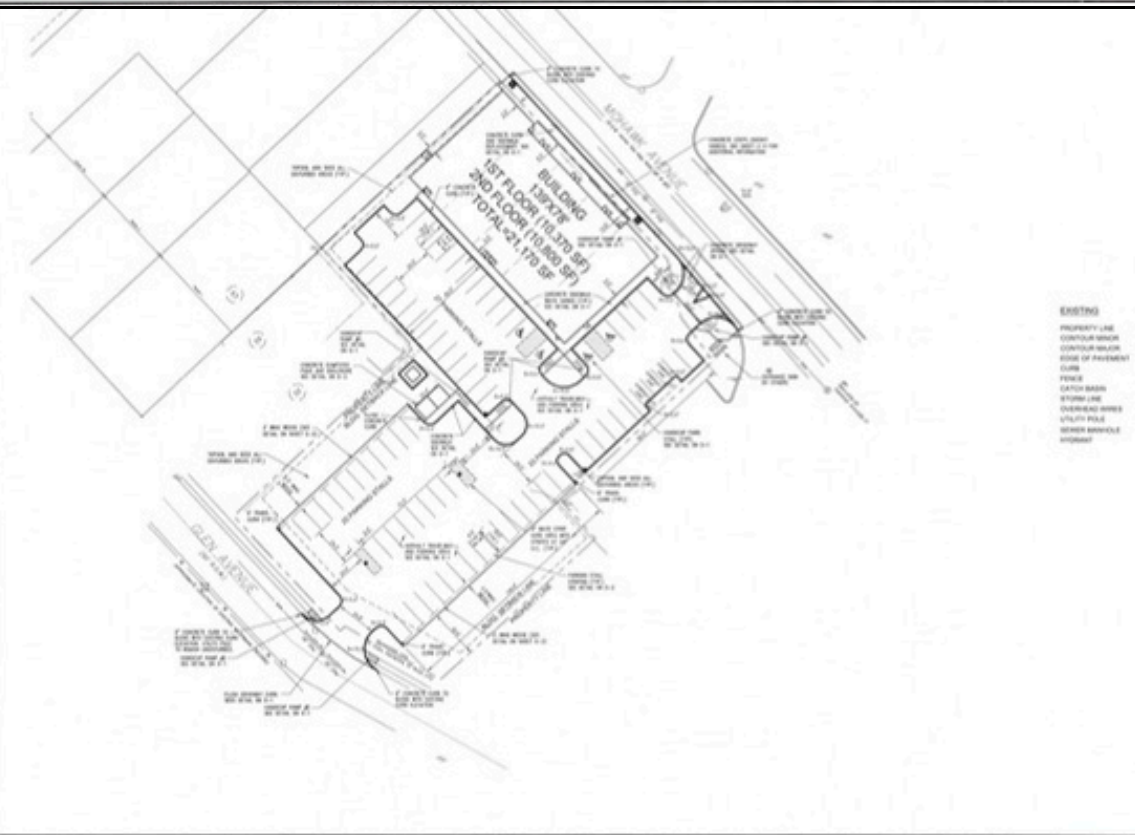
naplatform.com



Floor Plan & Site Plan



| | | | |
|---|---------------|---------------|---------------|
| SPEC OFFICE SHELL 25 MCHAWK AVE SCOTIA, NY 12285 | | | |
| 2ND FLOOR CONSTRUCTION PLAN | | | |
| NO. OF SHEETS | NO. OF SHEETS | NO. OF SHEETS | NO. OF SHEETS |
| SECTION 1 | SECTION 2 | SECTION 3 | SECTION 4 |
| SECTION 1 | SECTION 2 | SECTION 3 | SECTION 4 |
| SECTION 1 | SECTION 2 | SECTION 3 | SECTION 4 |
| 03/12/15 | | | |
| PROJECT NUMBER: 1510 | | | |
| MEEL PELONGE ARCHITECT ARCHITECTURE, DESIGN & PLANNING 1400 State St. Troy, NY 12180 518.263.8000 www.meelpelonge.com | | | |
| A1.2 | | | |



| SITE STATISTICS | |
|-------------------|--|
| SITE AREA | 1.285 ACRES (1.08 ACRES) IN MCHAWK AVE + 0.20 ACRES (OFF PARCEL) |
| GREENSPACE | EXISTING: 0.100 ACRES PROPOSED: 0.100 ACRES |
| BUILDING AREA | EXISTING: 0.000 ACRES PROPOSED: 0.000 ACRES |
| TOTAL IMPERVIOUS | EXISTING: 1.000 ACRES PROPOSED: 1.000 ACRES |
| EXISTING ZONE | SO-2 (OFFICE) OR GENERAL BUSINESS DISTRICT |
| PARKING | REQUIREMENT: 10 SPACES AT THIS TIME PROPOSED: 10 SPACES GRADE: 10% SLOPE PER 100 SF OF BUILDING FOR BUSINESS USE AND 2 TIMES THE RETAIL SPACES SF. |
| RETRACTED BUS | PROHIBITED |
| RETRACTED TRUCK | PROHIBITED |
| RETRACTED PARKING | PROHIBITED |
| RETRACTED | PROHIBITED |

| LEGEND | |
|------------------|------------------------|
| EXISTING | PROPOSED |
| PROPERTY LINE | PROPOSED PROPERTY LINE |
| CONTOUR LINE | BUILDING SETBACK LINE |
| CONTOUR NUMBER | BUILDING SETBACK |
| EDGE OF PAVEMENT | BUILDING SETBACK |
| CURB | CATCH BASIN |
| POLE | STORM LINE |
| CATCH BASIN | EDGE OF PAVEMENT |
| UTILITY LINE | SEWER |
| CONCRETE WALKWAY | |
| UTILITY POLE | |
| MINOR BRIDGE | |
| STREET | |

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

IN A PORTION OF THIS MATERIAL, THE USER SHALL BE ADVISED THAT THE INFORMATION IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

| SUBMITTAL / REVISIONS | | | | | |
|-----------------------|---------|---|----|-------------|------|
| NO. | DATE | DESCRIPTION | BY | REVIEWED BY | DATE |
| 1 | 3/15/15 | REVISED TO ACCOMMODATE NEW ARCHITECTURAL DIMENSIONS | | | |

DRAFT

Engineering and Land Surveying, P.C.
1533 Oakwood Road - Colton Park, NY 12045

MCHAWK AVE, LLC
LAYOUT PLAN
25 MCHAWK AVE
VILLAGE OF SCOTIA, NEW YORK

C-4

Interior Photos:



Parking & Interior



Felton McLaughlin, CCIM, SIOR
o: 518.465.1400 Ext. 208
c: 518.428.1164
e: fmclaughlin@naiplatform.com

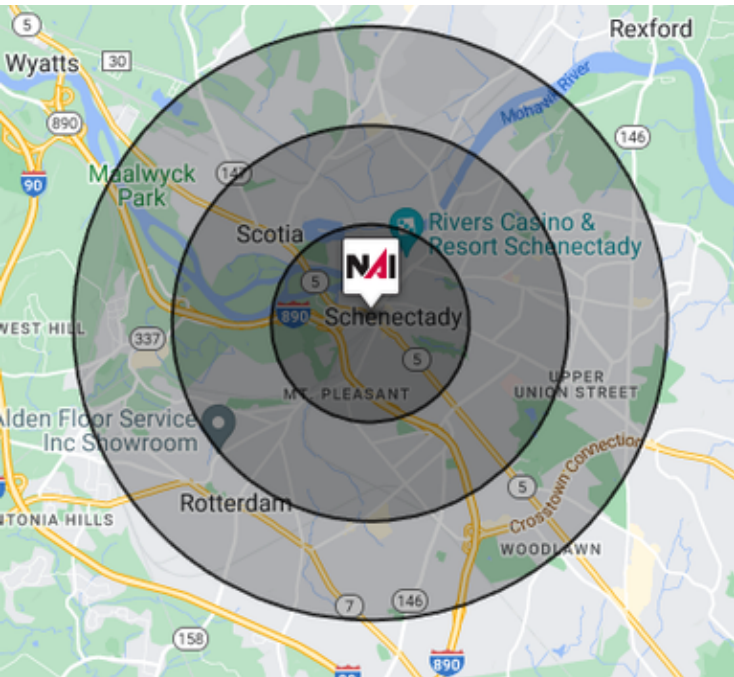


Reena Loaknauth, Lic RE Salesperson
o: 518.465.1400 Ext. 237
c: 518.506.0910
e: reena@naiplatform.com





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.