

# FOR LEASE - CAPITOL HILL OFFICE SUITES

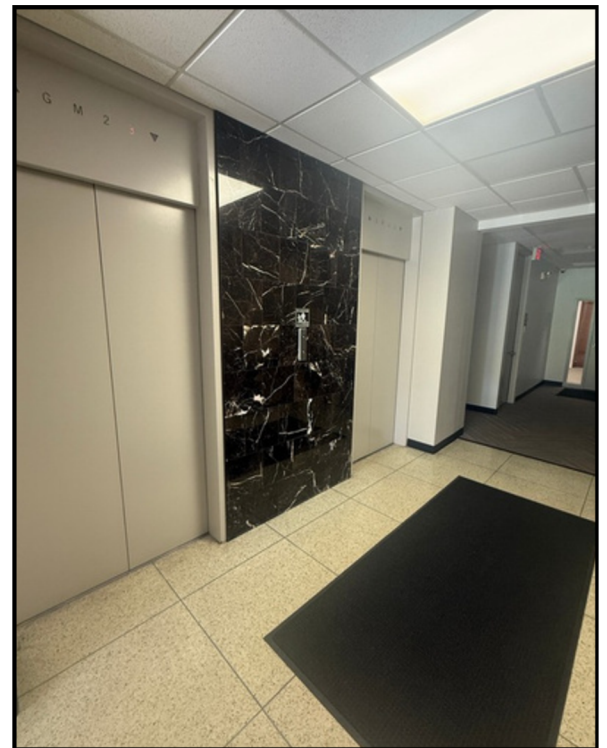
## 33 Elk Street, Albany, New York



### Building Characteristics

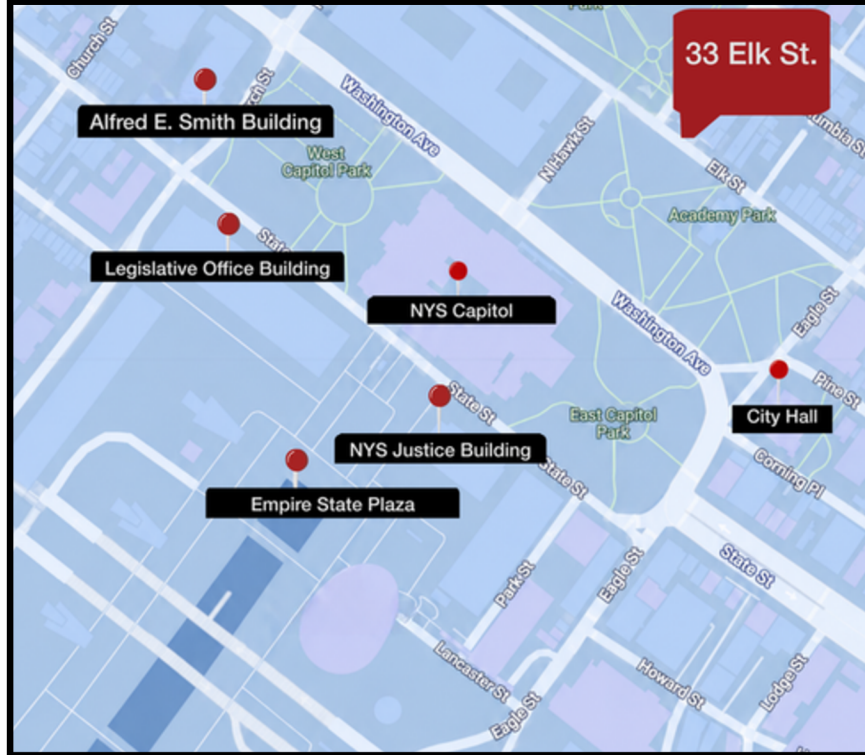
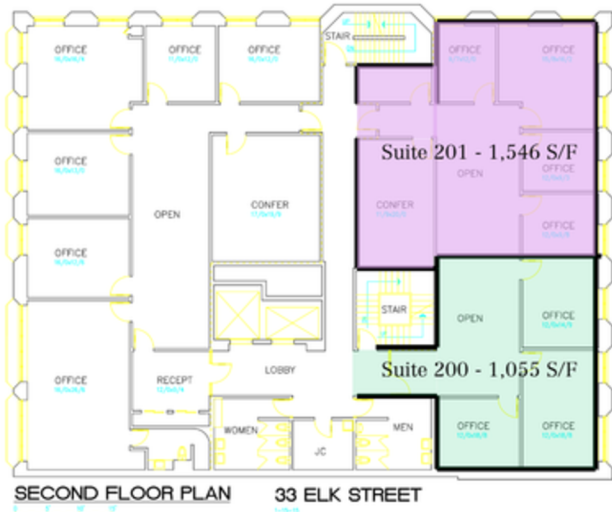
Attractive multi-tenant office building across Academy Park from NYS Capitol. Ideal location for lobbyists, trade associations or anyone doing business with New York State.

- Total Building SF: 20,205 SF
- Available SF: 2 Suites - 1,055 SF & 1,546 SF
- Available SF: 1 Suite - 2,601 SF
- Stories: 4 Story Building
- Elevators: 1 Passenger Elevator
- Loading Dock: 1 Loading Dock
- Heating: Electric Heat Pump System
- Cooling: Central Air
- Parking: 53 Private Spaces - 1 parking space per 1000 SF leased, with additional parking available for \$125/month
- **Asking Rent: \$19.95/SF Modified Gross + Utilities, Janitorial and Opex Escalations After Base Year**



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.

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Landlord will combine for one large office suite consisting of 2,601 SF



Felton McLaughlin, CCIM, SIOR

O: 518.465.1400 x 208

M: 518.428.1164

FMcLaughlin@naiplatform.com

