

FOR LEASE - TROY'S ICONIC RICE BUILDING

5 1ST STREET, TROY, NY - Retail 880 - 3,088 SF



The Opportunity

Three retail suites totaling 3,088 SF on the ground floor of the Rice Building, a Victorian Gothic landmark at the apex of First and River Streets in downtown Troy. Available individually or as one contiguous space.

Storefront glass wraps the building's triangular point and continues along both streets. 13-foot ceilings, deep natural light, and Hudson River views from the point. Existing buildout in place.

The sidewalk out front sits on the route of the Troy Waterfront Farmers Market, which draws upwards of 15,000 visitors every Saturday morning.

- Thirteen foot ceilings
- Hudson River views
- DMU zoning
- Elevator to upper floors
- Walk to RPI and Russell Sage
- Two street frontages
- ADA accessible entry
- Built 1871 · 26,313 SF
- Office suites, floors 2–4
- City garage one block away

Well suited to boutique apparel, home goods and design showrooms, galleries, jewelry, wellness studios, salons, and professional or service users.



BASE RENT

SUITE	SF	Base Rent / MO
A	1,208	\$1,510
B	1,000	\$1,250
C	880	\$1,250
A + B	2,208	\$2,760
A + B + C	3,088	\$4,010

Base rent only; utilities are additional. Suite A and B bathrooms are shared; Suite C has a private basement bathroom.

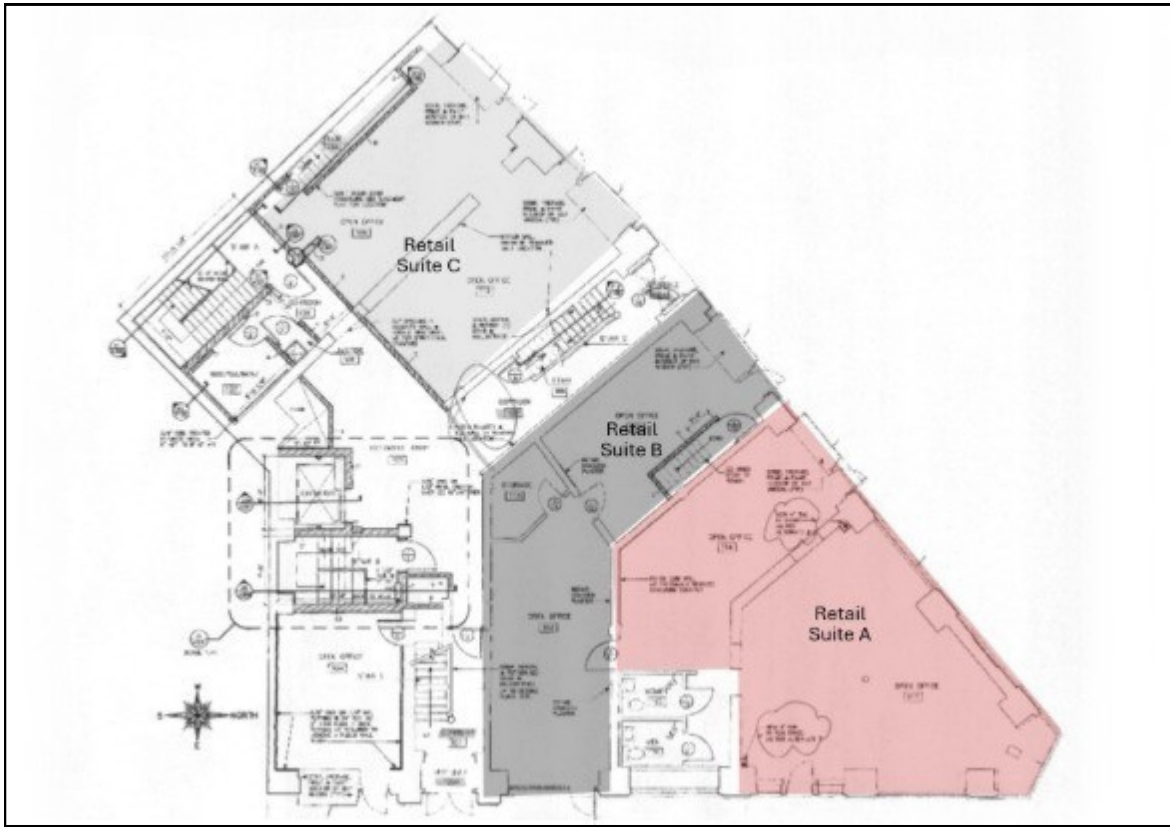
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TroyCommercialRealEstate.com
Shown by appointment



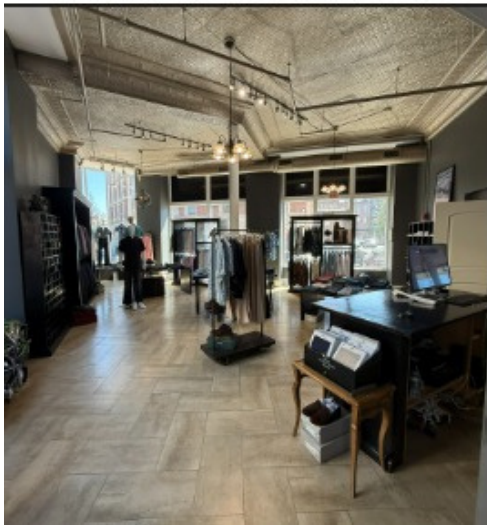
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KEY

- Suite A**
1,208SF · the point
- Suite B**
1,000SF · River Street
- Suite C**
880SF · River Street



Suite A 1,208 SF

\$1,510 / month base rent

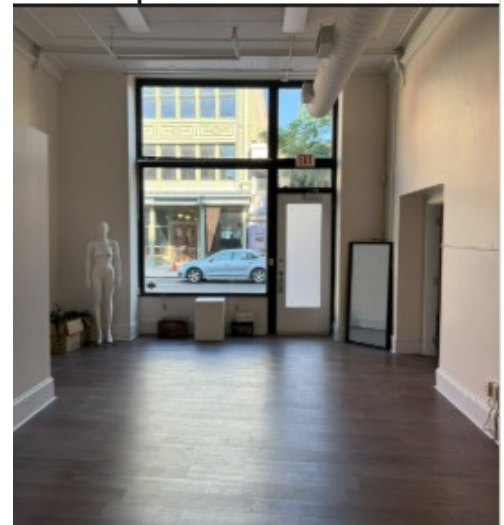
The building's point. Display windows wrap the apex and continue down both First and River Streets, including windows over the Hudson River. Thirteen-foot ceilings throughout.



Suite B 1,000 SF

\$1,250 / month base rent

River Street storefront exposure with a substantial rear office and storage area behind the selling floor. Thirteen-foot ceilings and deep natural light.



Suite C 880 SF

\$1,250 / month base rent

Two large display windows on River Street. Thirteen-foot ceilings and a private basement with bathroom for storage or back-of-house workspace.

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