



FOR SALE

\$850,000

120 Defreest Drive

Rensselaer Technology Park | Troy (Town of North Greenbush), NY 12180



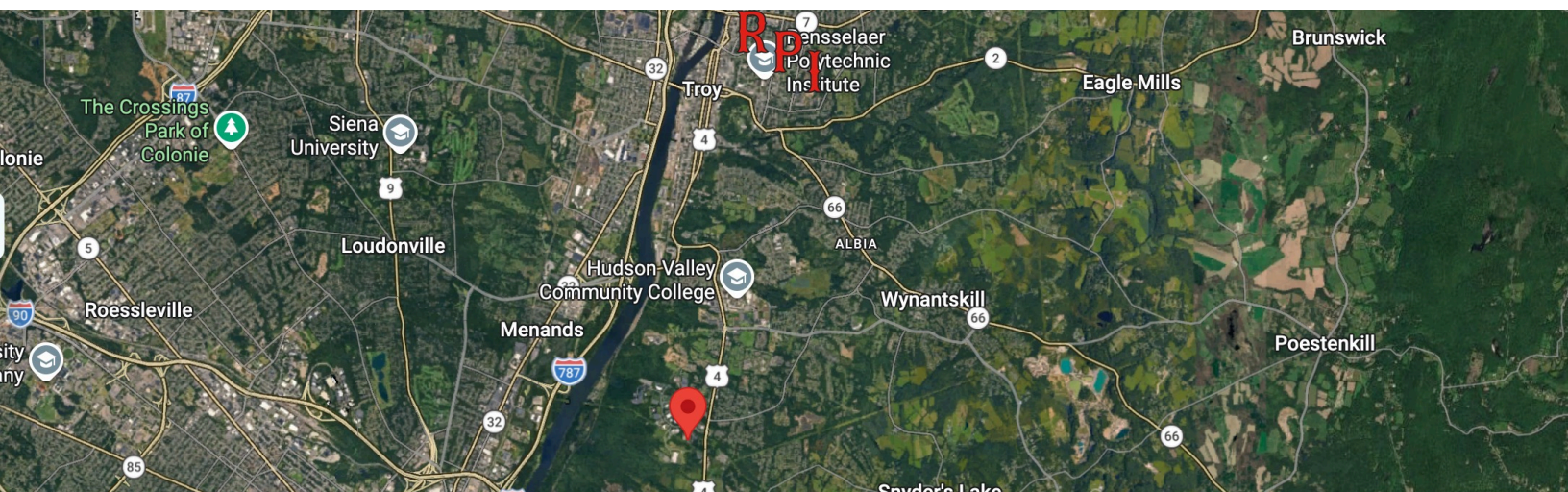
Lobby

PROPERTY OVERVIEW

- ±11,800 SF two-story office building on ±1.03 acres, built 1986
- ±40 on-site parking spaces
- Leasehold interest — improvements owned by seller; land held under a ground lease with Rensselaer Polytechnic Institute (initial term to Dec. 25, 2042; ground rent prepaid in full)
- Configured as headquarters space plus ±20 executive suites, leased full-service
- Zoned TP (Technology Park), Town of North Greenbush — office use permitted by right

LOCATION DETAILS

- Rensselaer Technology Park, RPI's ±1,250-acre research and innovation campus
- Directly opposite Pat's Barn, the Park's conference and event venue
- Access to the US Route 4 corridor, downtown Troy, RPI's main campus, and I-90 at East Greenbush



Aerial view — property location marked; RPI logo noted over campus area for orientation. Source: Google Maps.

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Reception



Building entrance



Owner-occupied suite

ADDITIONAL INFORMATION

- Two-story atrium lobby with central reception; shared conference rooms, kitchen/break room, and copier/mail area
- Full-service suite structure — rental fees include utilities, janitorial, and use of shared common areas
- Sale is subject to Rensselaer Polytechnic Institute's ground-lease consent and assignment requirements

EXECUTIVE SUITE RENT SCHEDULE

Suite	SF	Current Monthly Rent
100	530	\$1,305
120/130	489	\$1,300
135	145	<i>Vacant</i>
140	147	\$585
145	196	\$750
160/165/170	488	\$1,675
175	150	\$650
180	142	\$650
185	138	\$585
190–225	1,313	\$4,000
210B	144	<i>Vacant</i>
240	376	\$985
250	142	<i>Vacant</i>
255	142	\$540
20 suites (17 leased / 3 vacant)	4,111	\$13,025 in-place

Suite numbers and square footage per ownership's current rent chart; tenant names withheld. Owner-occupied headquarters space (Suites 260–290F) is not included above.



Shared kitchen / break room



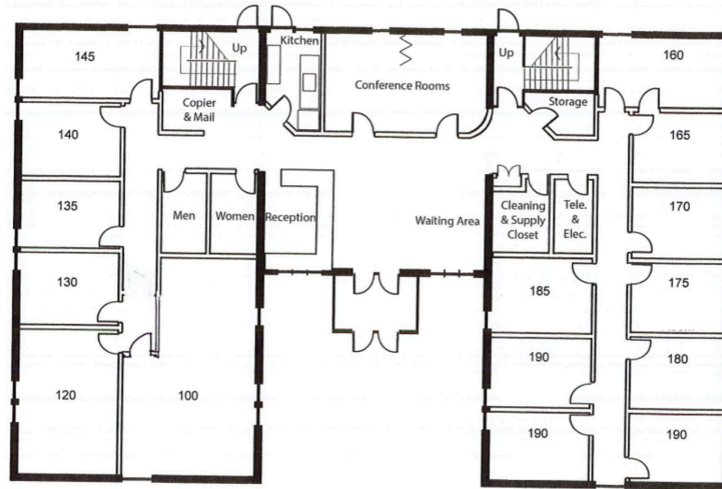
Conference room



Suite corridor

FLOOR PLANS

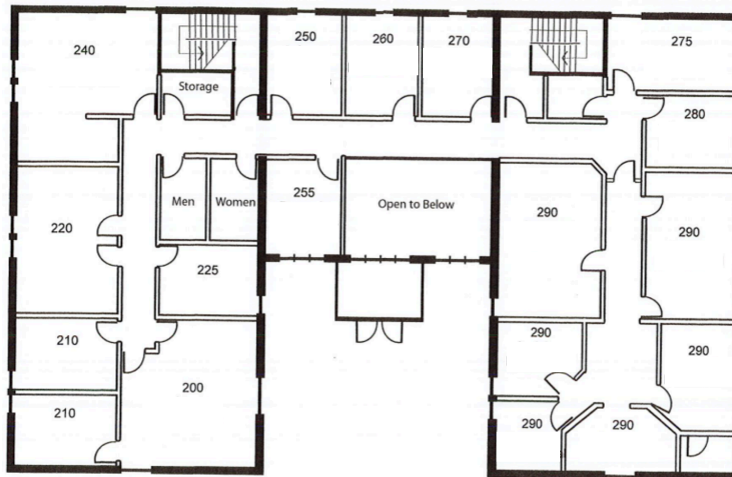
- Two floors totaling ±11,800 SF; suite sizes range from ±138 SF to ±1,313 SF
- First floor: reception, waiting area, kitchen, conference rooms, copier/mail, and cleaning/supply and telecom closets serving both floors
- Second floor: additional suites plus a central two-story opening to the first-floor lobby below
- Suites 260, 270, 275, 280, and 290 (second floor) are currently occupied by ownership as headquarters space and will be delivered as available owner-occupied suites at sale



FIRST FLOOR PLAN

SCALE - 1/8" = 1'

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Rensselaer Technology Park



SECOND FLOOR PLAN

SCALE - 1/8" = 1'

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— TECHNOLOGY PARK VALUE

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