

FOR LEASE - \$2,000/Mo. Modified Gross 311 State Street, Albany, New York



Building Characteristics

Charming office space in an 1890's Gilded Age Mansion steps from the Capitol and all legislative buildings. Beautiful reception area w/ original wood paneling and fireplace, 2 large offices w/ fireplace in rear office, kitchenette and bathroom. 2nd Floor includes large conference room w/ fireplace overlooking State St, beautiful large paneled office w/ fireplace in the rear, with 2 smaller offices, and another bathroom.

- Total Bldg SF: 4,400 SF
- Available SF: 2,300 SF
- Rent is Modified Gross - Includes Common Areas (conference room, reception, kitchen)
 - \$2000/mo Modified Gross - 3 Offices of Tenant's Choice
 - \$825/mo Modified Gross - 1 Office of Tenant's Choice
- Electric: 200amp Single-Phase
- Water and Sewer: Public
- Heating System: Natural Gas, Radiant
- Ceiling Heights: 8' Ceilings
- Parking: 4 space in rear @ \$300/mo extra
- Tenant pays increase over base year expenses and insurance

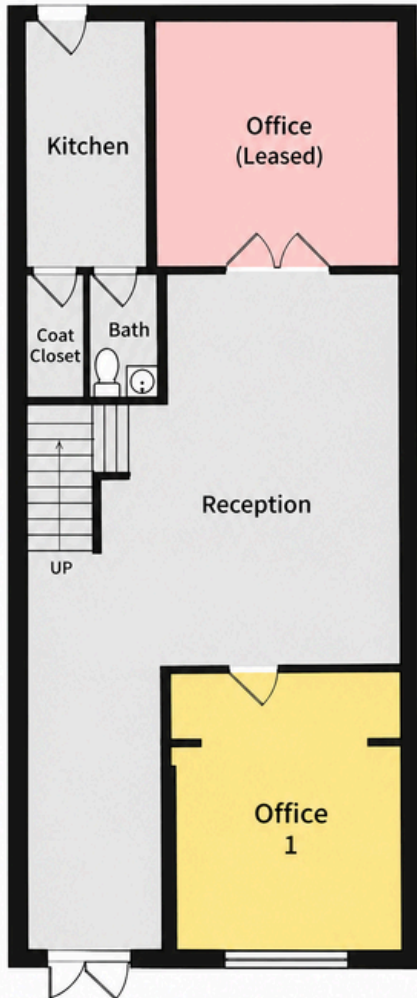


FOR LEASE - \$2,000/Mo. Modified Gross

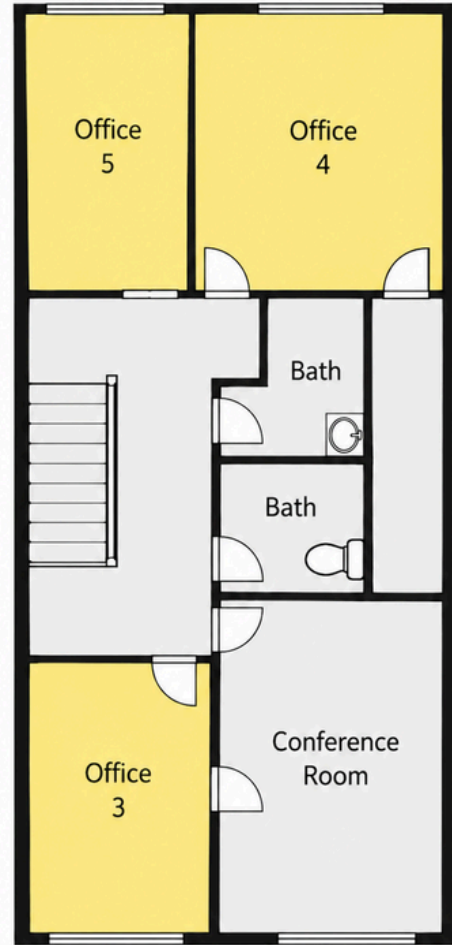
311 State Street, Albany, New York



1ST FLOOR

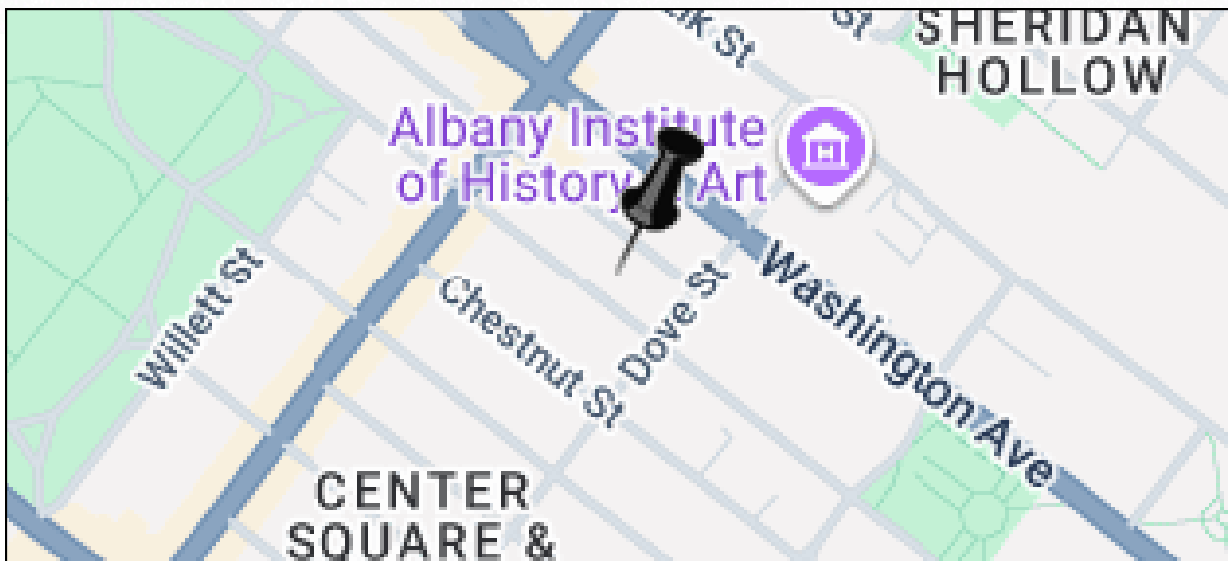


Yellow square = Office
Pink square = Leased



Yellow square = Office
Pink square = Leased

2ND FLOOR



FOR LEASE - \$2,000/Mo. Modified Gross
311 State Street, Albany, New York

NAI
Platform



NAIPlatform

Felton McLaughlin, CCIM, SIOR

O: 518.465.1400 x 208

M: 518.428.1164

FMcLaughlin@naiplatform.com

