FOR LEASE - $3,000/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)
  - $3000/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

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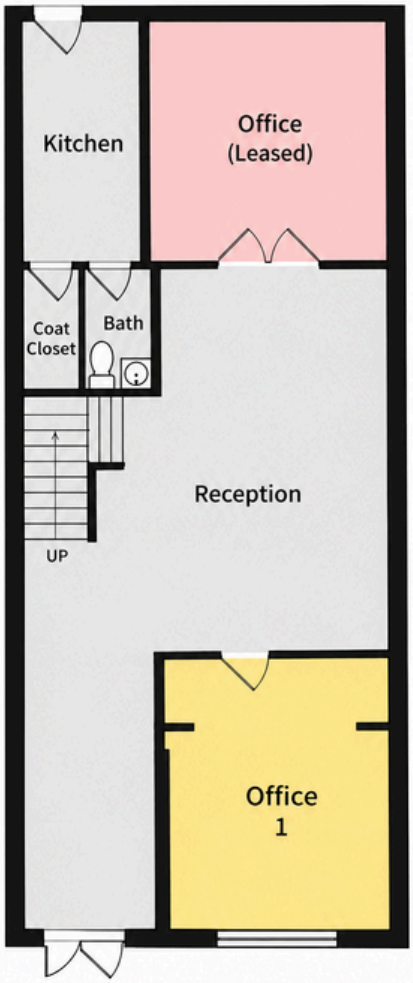
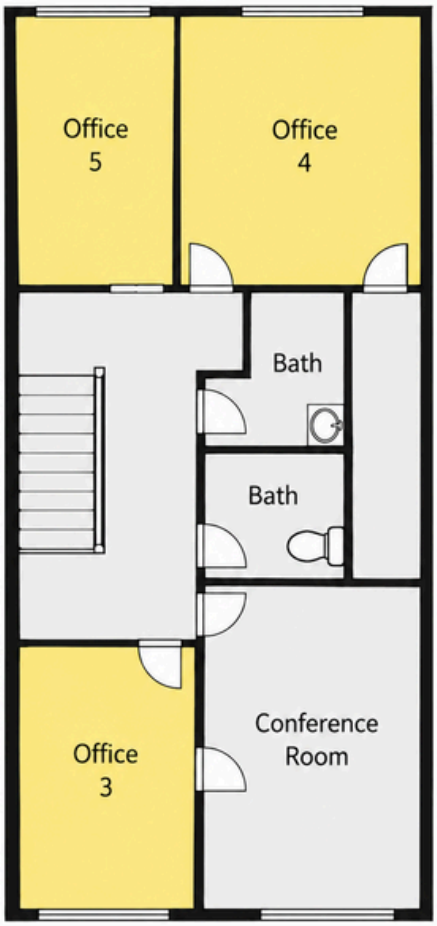
1ST FLOOR



= Office

= Leased

2ND FLOOR



= Office

= Leased



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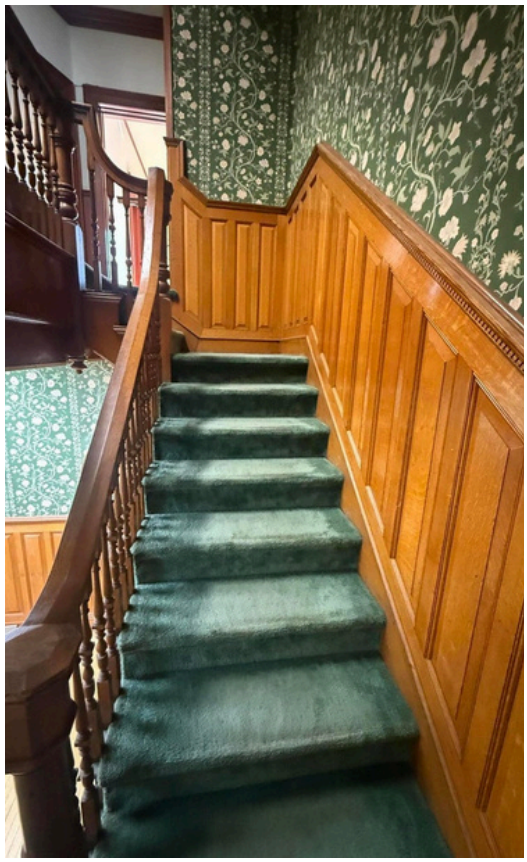
FOR LEASE - $2,000/Mo. Modified Gross

311 State Street, Albany, New York















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