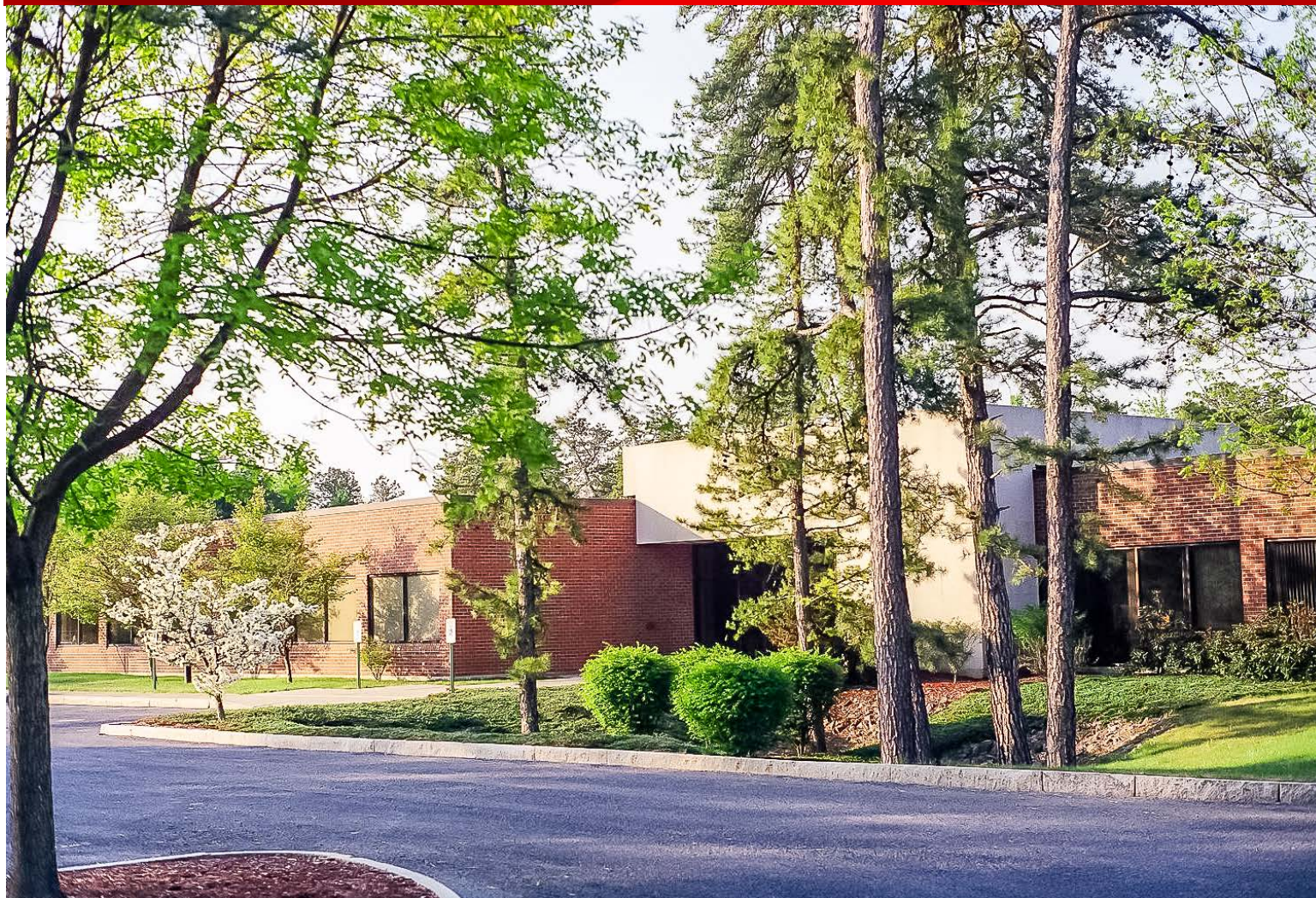


FOR LEASE - CLASS A OFFICE SPACES

24 Madison Avenue Ext., Albany, New York 12203



OFFERING SUMMARY

Lease Price:	\$14.50/SF +UTILITIES
Suite 1:	10,003 SF
Suite 2:	13,110 SF
Suite 3:	25,334 SF
Zoning:	C-1 Commercial
Parcel:	2.82
Stories:	2
Parking:	130
Ceiling Height:	9'
Water:	Municipal
Heat:	GFA
Construction:	Brick
Roof:	Rubber
Age:	24
Condition:	Excellent

Property Overview

Class A office space off of Washington Avenue Extension provides convenient access to major highways, shopping malls and restaurants. Single-story office building with flexible build out. Private off-street parking available for 130 vehicles. New bathrooms, building entry doors, lobby and common areas flooring and wall cover. Peaceful quiet setting near Pine Bush Reserve. Gross lease price includes taxes, insurance and maintenance. - Tenant pays utilities.

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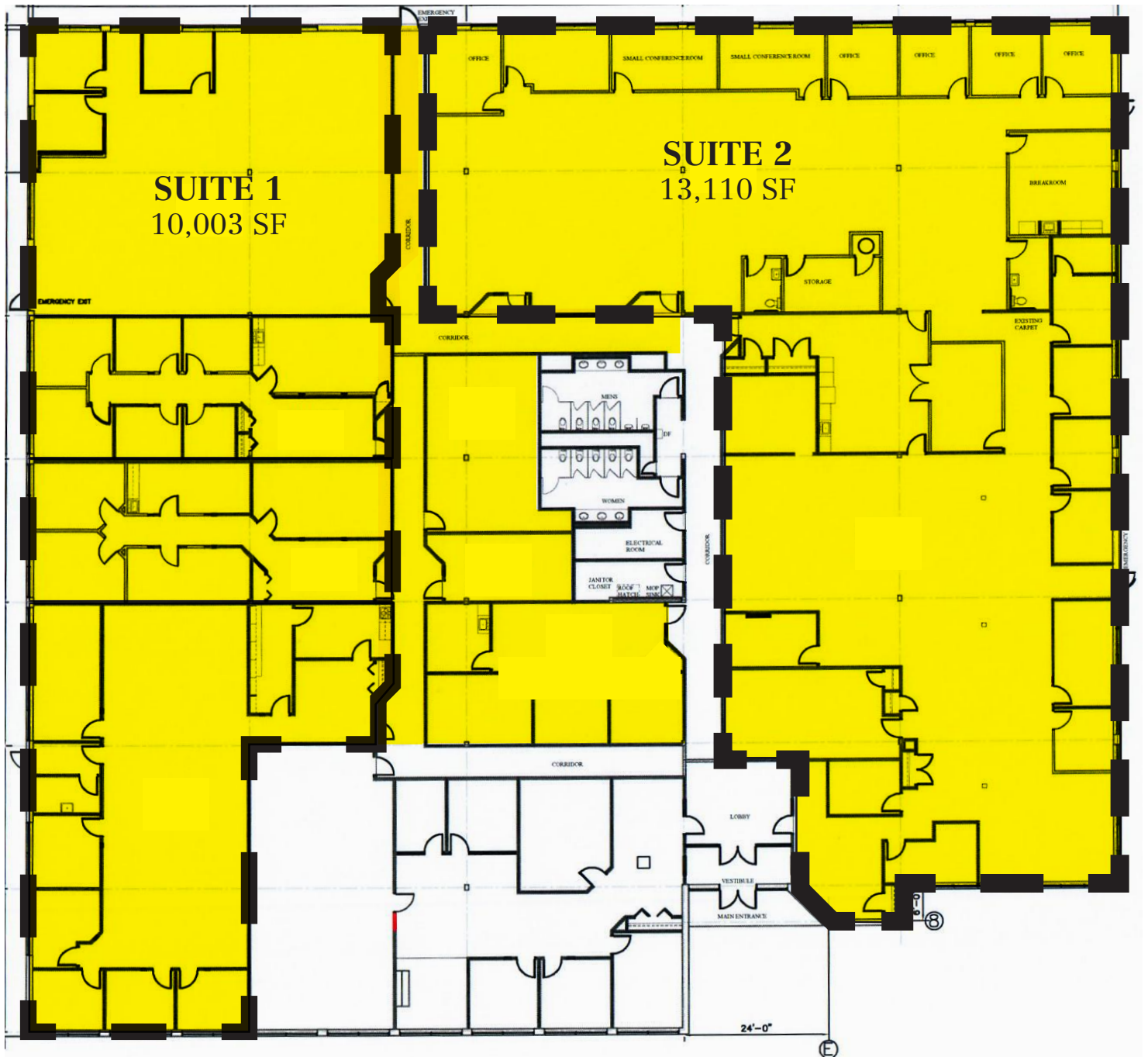
*Spaces can be subdivided





New bathrooms, building entry doors, lobby and common areas flooring and wall cover.





Suite 1 | 10,003 SF

18 offices, 3 conference rooms, 2 large bull pen areas, 2 reception areas, and a break room. Can be sub-divided.

Suite 2 | 13,110 SF:

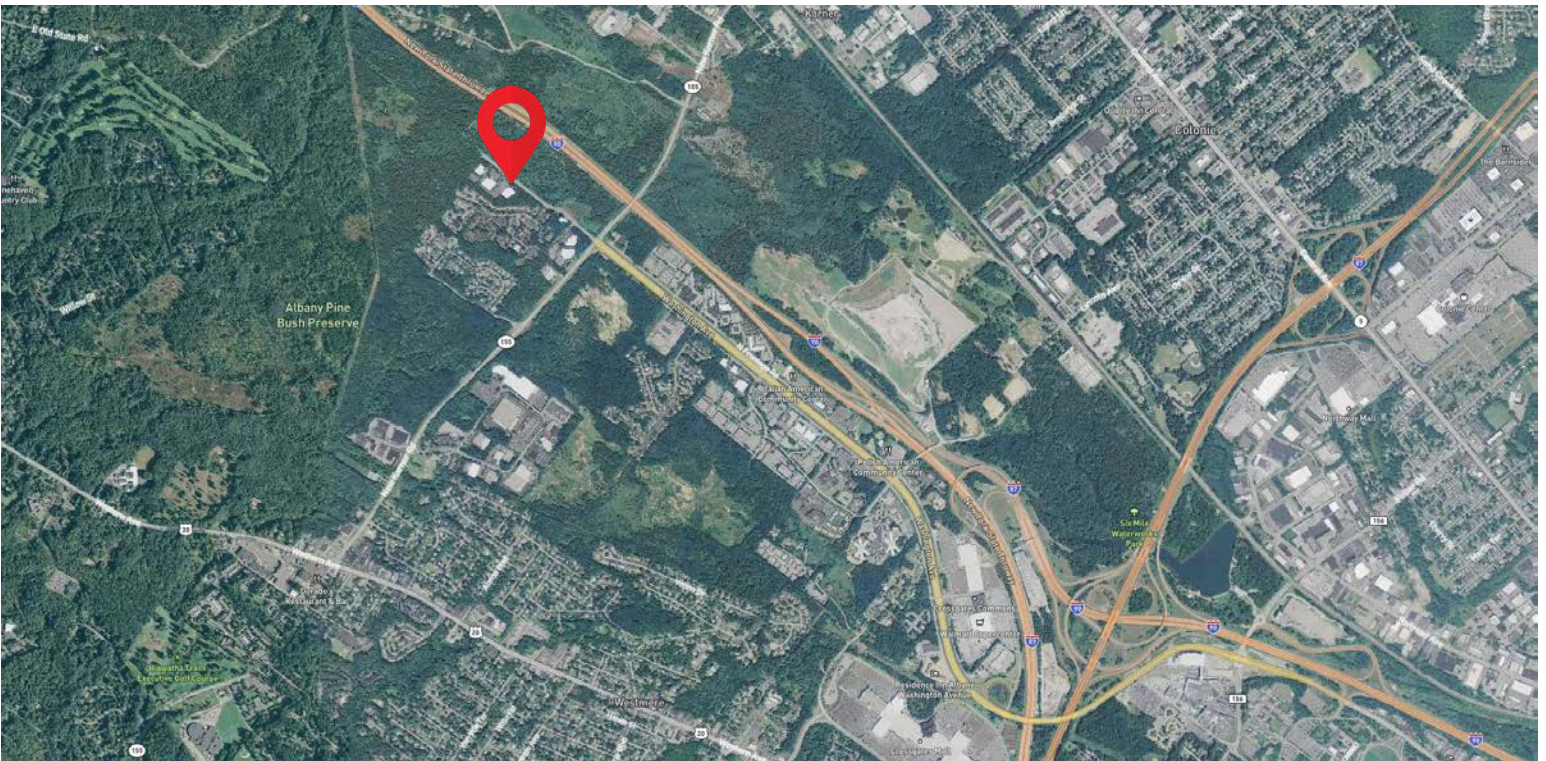
14 perimeter offices, a reception area, kitchenette, conference rooms, two in suite bathrooms, a large open bullpen area and storage. Can be sub-divided.

Suite 3 | 25,334 SF

Consists of both suites 1 & 2 and the middle section of the floorplan.

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