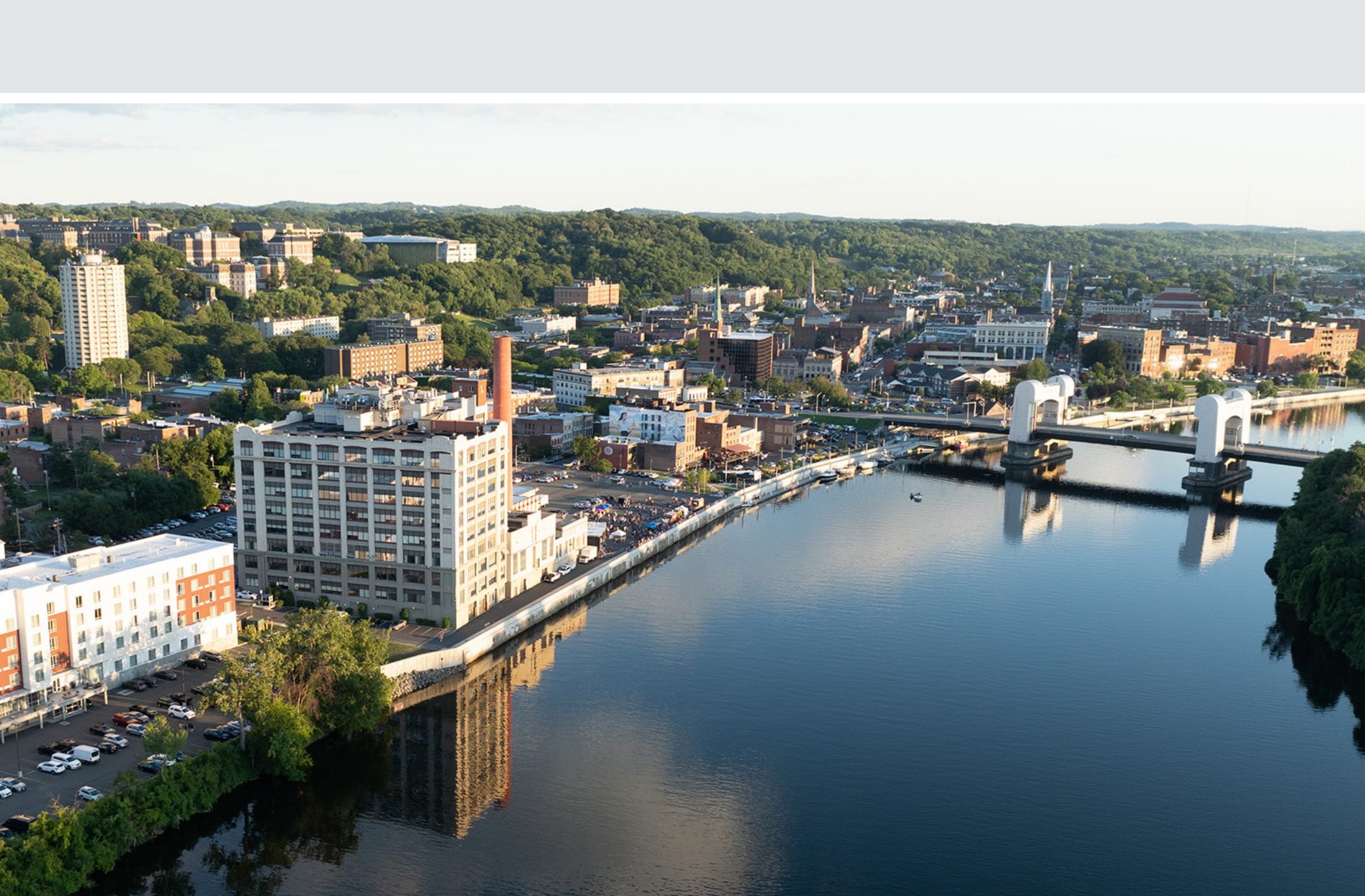




WATERFRONT OFFICE SPACE AVAILABLE

433 River Street . Troy . New York

KEVIN PRUNTY
Partner
(o) 518.213.1053
(e) kprunty@fcp.realestate

CECE BETTE
Partner
(o) 518.213.1003
(e) ceceliabette@fcp.realestate

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REAL ESTATE
© FCPREAL ESTATE



LOCATION HIGHLIGHTS

Troy . New York

- PRIME WATERFRONT LOCATION

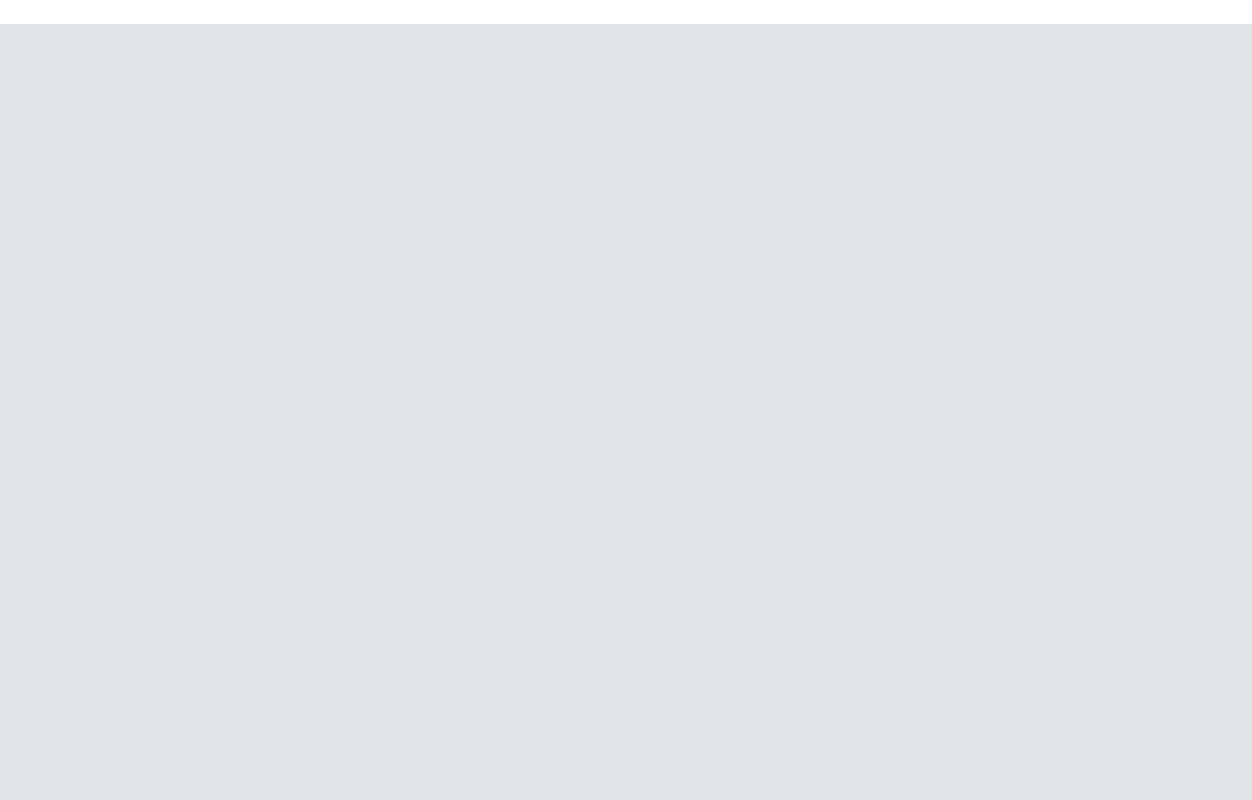
Situated along the Hudson River in the heart of Troy's rapidly expanding Waterfront District, offering exceptional visibility, walkability, and accessibility

- PROXIMITY TO MAJOR ANCHORS

Minutes from Rensselaer Polytechnic Institute (RPI), Russell Sage College, Troy's downtown tech corridor, and major employers throughout the Capital Region.

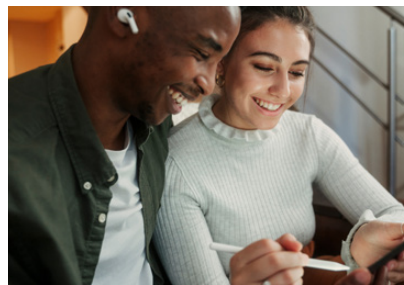
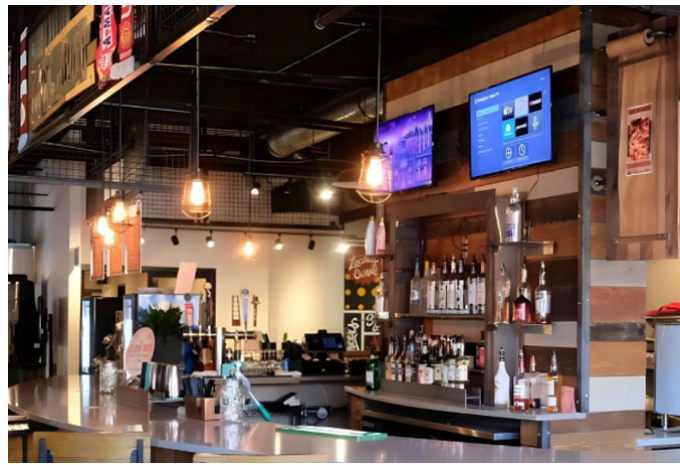
- TRANSIT-ORIENTED & ACCESSIBLE

Easy access to major highways, public transit, and walkable urban amenities including restaurants, retail, waterfront trails, and entertainment. Located just off the Downtown Exit of Alt. Route 7





AMENITIES



COURTYARD
BY MARRIOTT



the Works
co.working spaces



ExtraSpace
Storage

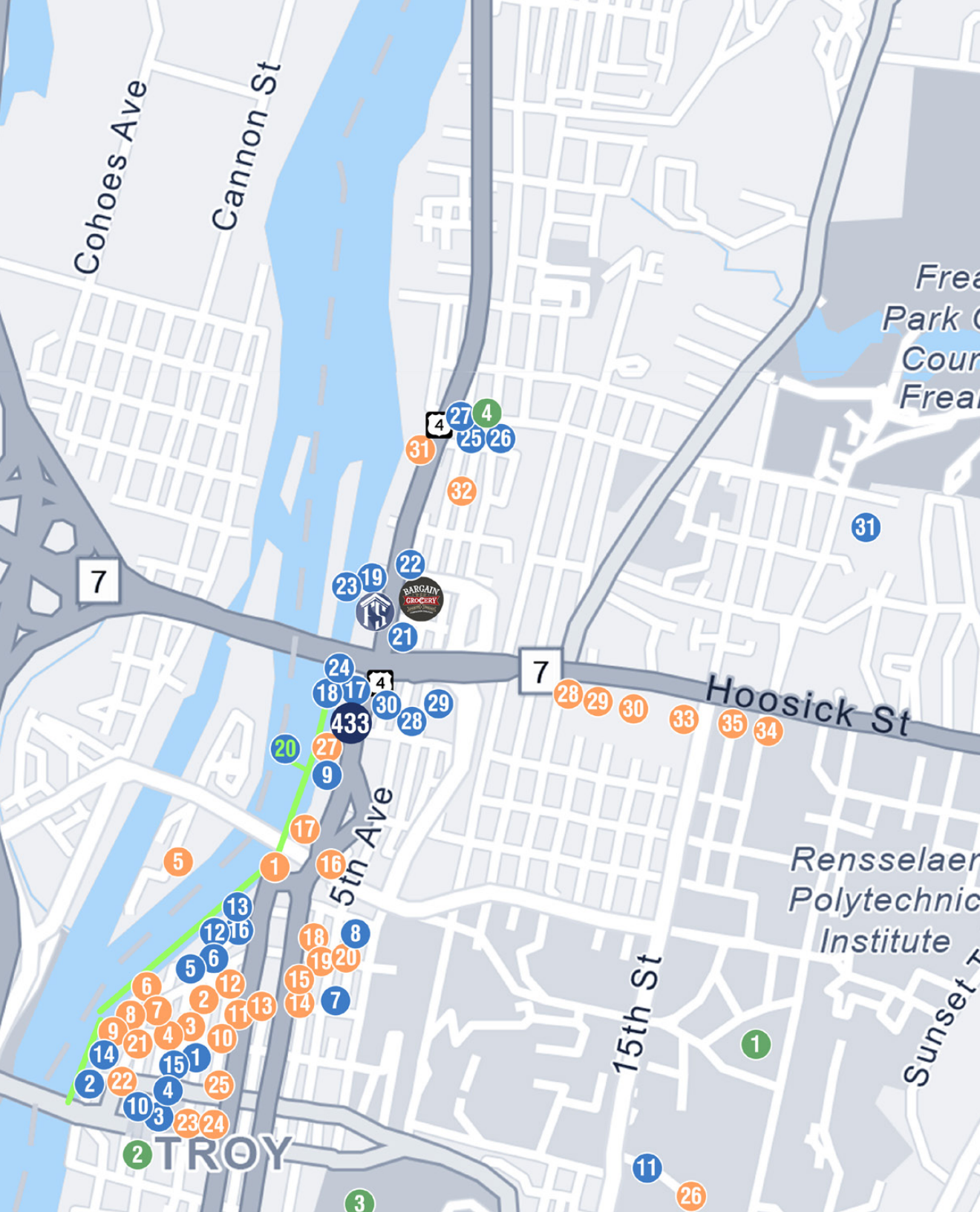


SLIDIN' DIRTY



FCP
REAL ESTATE

Tenants of 433 River Street are steps away from restaurants + bars, a grocery store, hotel, daycare, fitness, co-working, and much more!



DOWNTOWN

Troy . New York

433 River Street has instant access to major highways including I-787, I-87, & I-90

DINE

- | | |
|---------------------------------|-----------------------------------|
| 1. Dino BBO | 19. Shalimar |
| 2. Whistling Kettle | 20. First Choice Caribbean |
| 3. Little Pecks | 21. Footsy Magoo's |
| 4. Lucas Confectionery | 22. Tara Kitchen |
| 5. Sea Smoke Seafood | 23. Dunkin Donuts |
| 6. Cafe Euphoria | 24. Sunshee's Farm & Kitchen |
| 7. Slidin Dirty | 25. I Love Pizza |
| 8. Seasons Cafe & Teahouse | 26. Moes Southwest Grill |
| 9. Birch Baked Gluten Free Cafe | 27. River Street Market Food Hall |
| 10. Franklin Alley Social Club | 28. Stewarts |
| 11. Daily Grind | 29. Sonic |
| 12. The Greek House | 30. Starbucks |
| 13. Burrito Burrito | 31. Bella Napoli |
| 14. Nighthawks | 32. Ale House |
| 15. McAddy's | 33. McDonalds |
| 16. Troy Beer Garden | 34. Popeye's |
| 17. Brown's Brewing Co. | |
| 18. Lime Leaf Thai Bistro | |

LIVE& PLAY

- | | |
|--------------------------------------|-------------------------------------|
| 1. Troy Savings Bank Music Hall | 17. The Works Co.Working |
| 2. Hudson Candy Factory | 18. Loft 433 Event Space |
| 3. Troy Public Library | 19. Central Rock Gym |
| 4. Hart Cluett House Museum | 20. RiverWalk - Walking Trail |
| 5. Troy Farmer's Market | 21. Bargain Grocery |
| 6. Arts Center of the Capital Region | 22. Capital Roots Market |
| 7. Board & Barker Board Game Cafe | 23.TSC Adventures Kids Crew Daycare |
| 8. Uncle Sam's Lanes | 24. Courtyard Marriott |
| 9. Revolution Hall | 25. Star Grocery |
| 10. Sage Park | 26. Troy City Police Sub Station |
| 11. Prospect Walk | 27. Sky Deli Market |
| 12. Riverfront Park | 28. CEO Powers |
| 13. Riverfront Marina | 29. CDTA |
| 14. River Street Beat Shop | 30. Extra Space Storage Facility |
| 15. Eastern Zen Spa | 31. YMCA |
| 16. Amphitheater | |

EDUCATION

1. Rensselaer Polytechnic Institute
2. Russell Sage College
3. HVCC Educational Opportunity Center
4. Troy Prep Elementary



CONTACT

For More Information on Available Suites

FCP
REAL ESTATE

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