



CUSHMAN &  
WAKEFIELD



Pyramid Brokerage  
Company

# FOR SUBLEASE

**3392 ROUTE 8**  
SOUTH NEW BERLIN, NY

## 13,500± SF

OFFICE/LAB SPACE  
AVAILABLE  
IMMEDIATELY

JEFFREY D'AMORE, SIOR  
Executive Director  
Real Estate Broker  
+1 518 954 9160  
[jdamore@pyramidbrokerage.com](mailto:jdamore@pyramidbrokerage.com)

ANDREW JACKSON  
Real Estate Salesperson  
+1 607 373 2823  
[ajackson@pyramidbrokerage.com](mailto:ajackson@pyramidbrokerage.com)

40 British-American Boulevard  
Latham, New York 12110  
+1 518 489 9199  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

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### Property Highlights

Sublease Opportunity Through September 30, 2026.  
Sublessor Will Consider Smaller Subdivision.

- Multiple Classrooms
- Multiple Offices
- Lab Space
- Kitchenette
- Large Open Bullpen
- 18 Parking Spaces

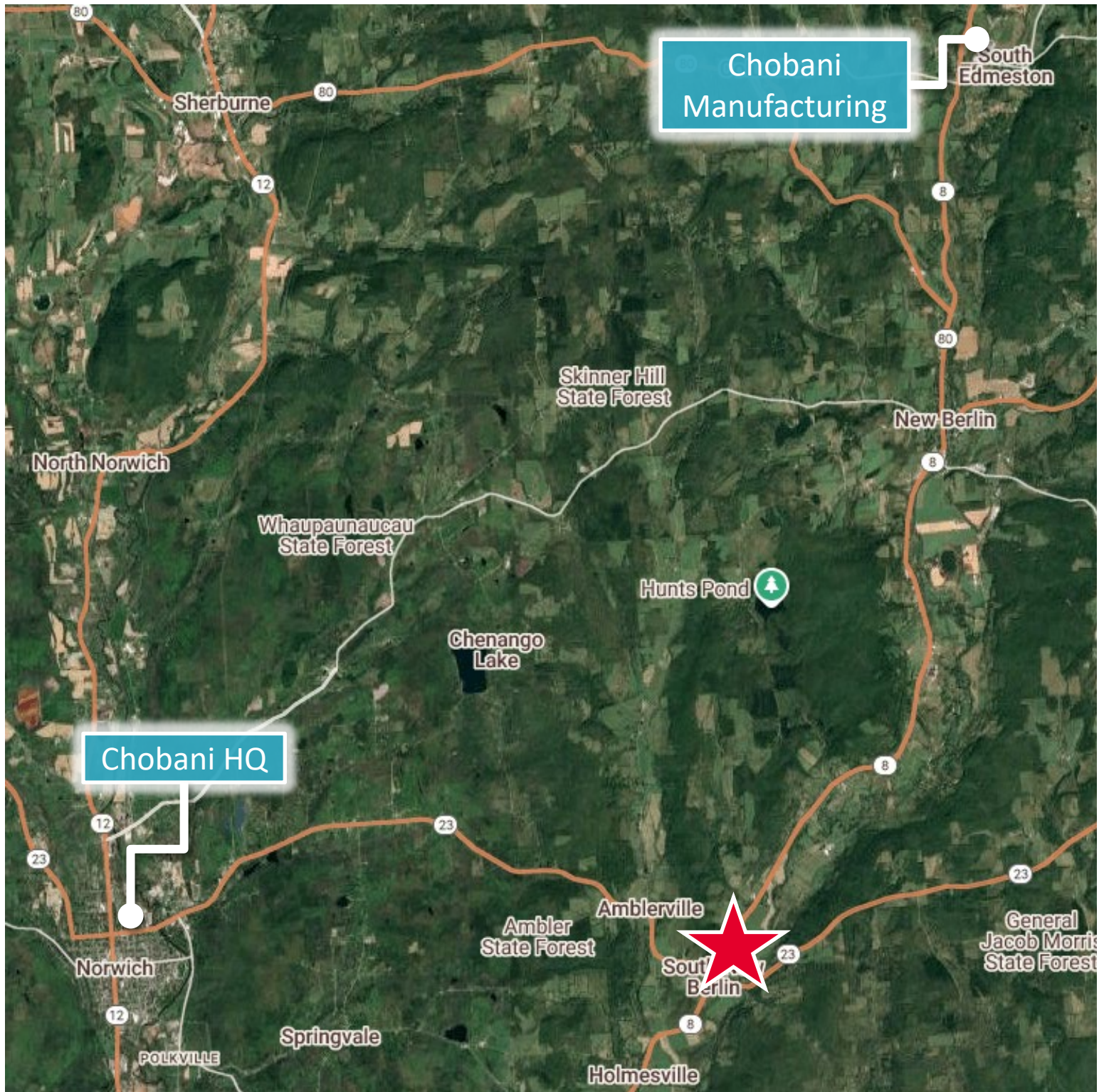
Demographic	1 Mile	3 Miles	5 Miles
Population	232	1,292	2,611
Households	107	542	1,095
Average H.H. Income	\$74,969	\$87,354	\$93,817
Daytime Employees	82	177	435
Source:	ESRI		

Traffic Counts	
Route 8	1,817 AADT
Route 23	2,971 AADT
Source:	NYS DOT



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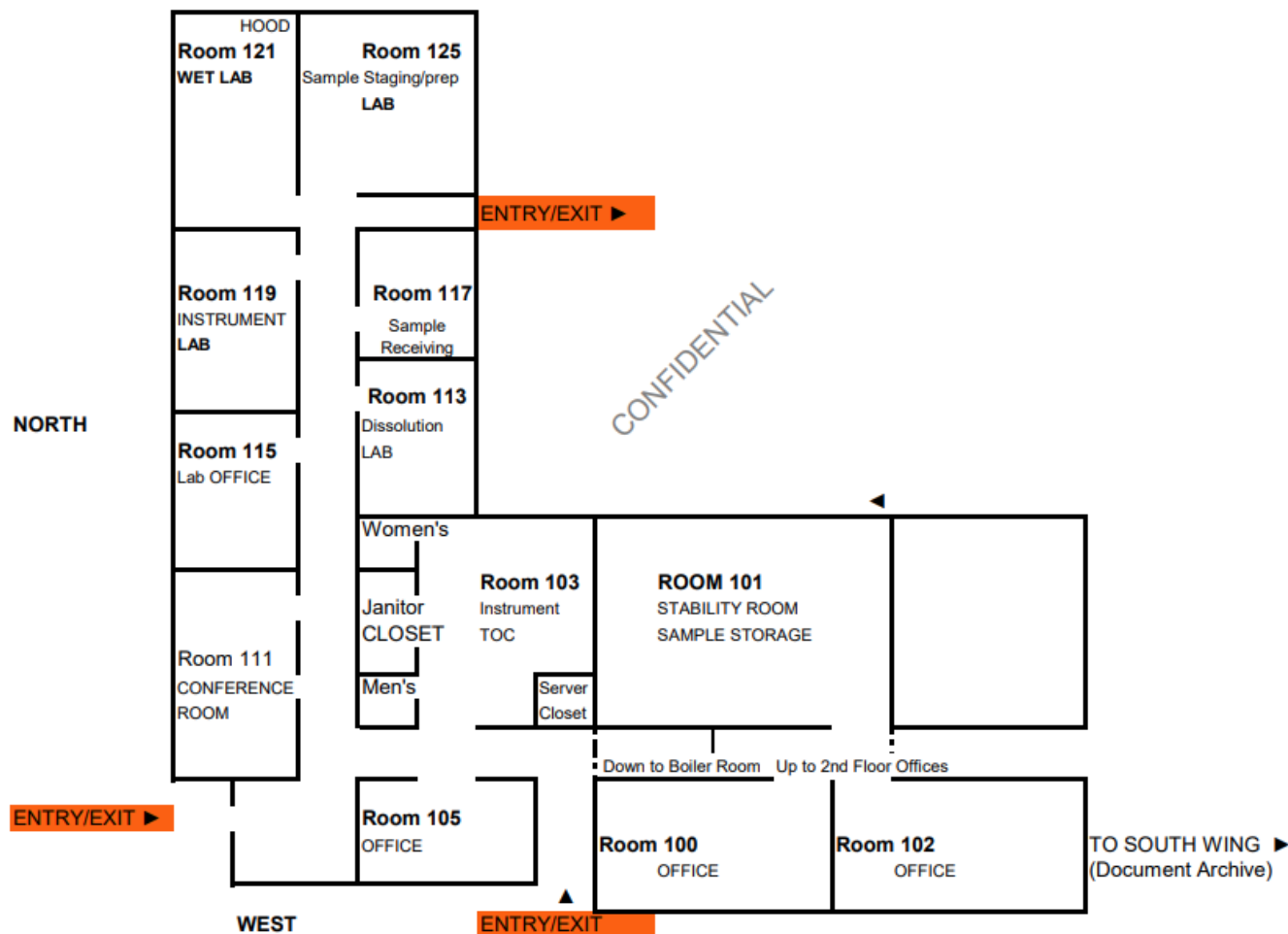
3392 ROUTE 8 | SOUTH NEW BERLIN, NY



**Pace® Laboratory Space Floor Plan**

South New Berlin, NY

**NORTH WING**





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**For additional information, please contact:**



**Jeffrey D'Amore, SIOR**

Executive Director

Real Estate Broker

+1 518 954 9160 (mobile)

[jdamore@pyramidbrokerage.com](mailto:jdamore@pyramidbrokerage.com)



**Andrew Jackson**

Real Estate Salesperson

+1 607 373 2823 (mobile)

[ajackson@pyramidbrokerage.com](mailto:ajackson@pyramidbrokerage.com)

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