

FOR LEASE - Property Available

192 Erie Boulevard, Schenectady, NY 12305



\$15 / SqFt
Modified Gross

Property Highlights

- Building Size: +/- 66,167 SF
- Availability: +/- 19,260 SF Office Space, +/- 2,500 SF Storage / Flex Space
- Acres: .95 Acres
- Frontage: 181'
- Year Built: 1970 / Renovated in 2021
- HVAC: Gas-fired RTU's / Central AC
- Sprinkler System: Wet
- Elevators: 2 Passenger Elevators
- Parking: 60 Paved & Lighted Spaces / 3:1 Parking Ratio to Office Tenants
- Permitted Uses: Office, Medical Office, Retail, Daycare, Cultural/Community Facilities, Schools, & Restaurants.

Property Information

Recently renovated 7 story mixed use building located on Erie Blvd, one of the primary gateways into downtown Schenectady. Floors 1-3 are commercial office and flex space with floors 4-7 converted into apartments. Floorplates are 9,000 +/- SF which are subdividable. Great central location to attract and retain staff. Easy highway access for clients. Staff can walk to restaurants, banking, shopping and after work, entertainment venues. Building has off-street parking. Locally owned and managed by an experienced and respected landlord.

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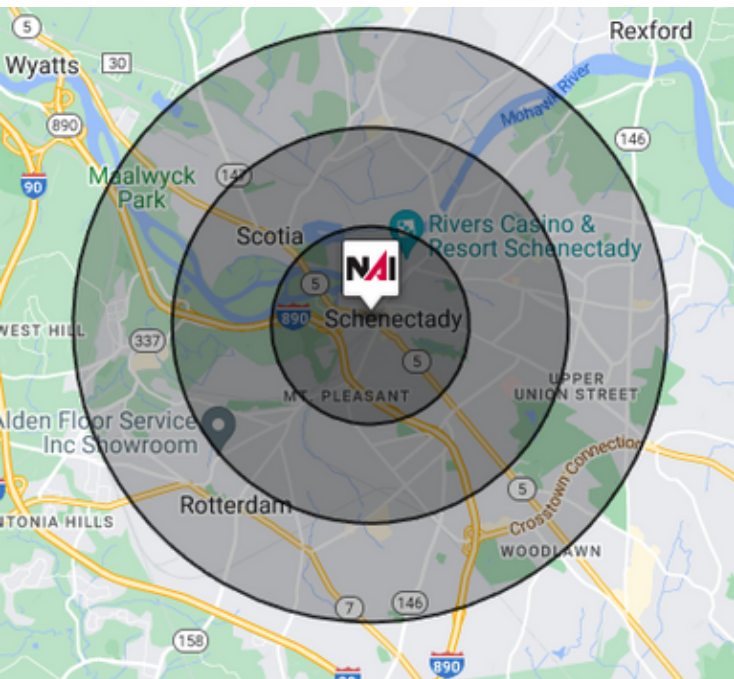


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Demographics Of Surrounding Area



	1 Miles	2 Miles	3 Miles
Total households	7,142	27,014	43,556
Total population	18,757	67,302	106,413
Population white	41.1%	46.1%	56.2%
Population black	28.4%	21.8%	16.5%
Population hispanic	14.7%	13.2%	10.9%
Population asian	6.4%	6.7%	6.3%
Population pacific islander	0.2%	0.2%	0.1%
Population american indian	1.4%	1.4%	1.0%
Population other	10.2%	10.2%	7.7%
Persons per household	2.6	2.5	2.4
Average household income	\$64,537	\$75,159	\$85,935
Average house value	\$220,766	\$208,299	\$223,139
Average age	37	39	40
Average age male	36	37	38
Average age female	38	40	41

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Interior Pictures:



14 Corporate Woods Blvd, Albany NY, 12211



518 465 1400



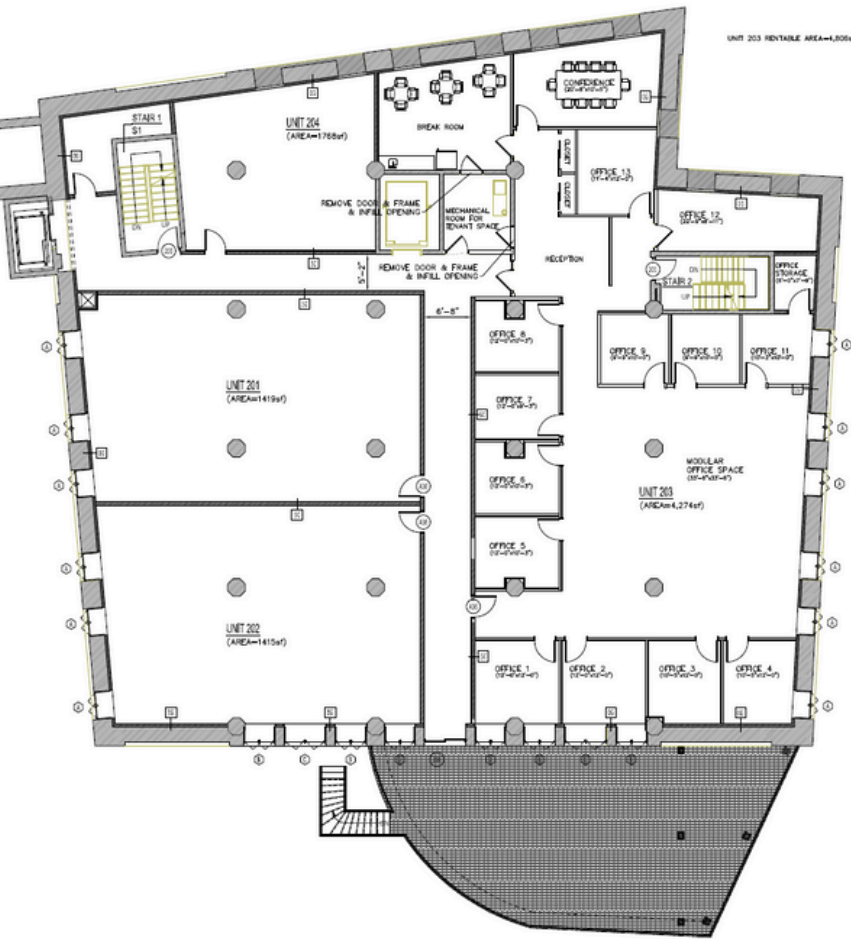
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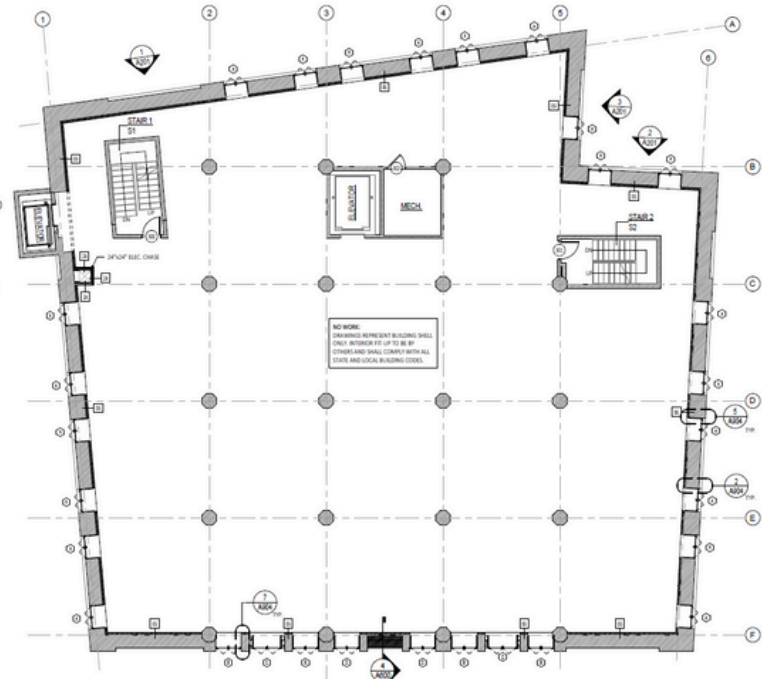
Outdoor Terrace by 2nd Floor Entrance:



Floor Plans



SECOND FLOOR PLAN



THIRD FLOOR PLAN