

Brandon Place

401 New Karner Rd, Albany, NY 12205



Price: \$15.00/SF/Year (GROSS)

Excellent Capital District location one block from Central Avenue on Route 155 with easy access and close proximity to Albany International Airport, University at Albany College of Nanoscale Science & Engineering, and NYS Thruway.

- Attractive 3-story building with masonry construction.
- Gross lease includes all utilities and fees.
- Janitorial services and 24/7 maintenance included.
- Landlord to provide tenant fit-up allowance.
- 3rd floor suite available with private elevator entrance.
- 2 conference rooms with large windows and ample light.
- Ideal legal, professional, or outpatient medical use.
- Private bathroom facilities.
- Ample parking lot with LED lighting.
- Full service day-care adjacent to building.
- Listing brokerage and owner are related entities.

Morgan Ruthman
mruthman@thespinneygroup.com
(518) 475-9088

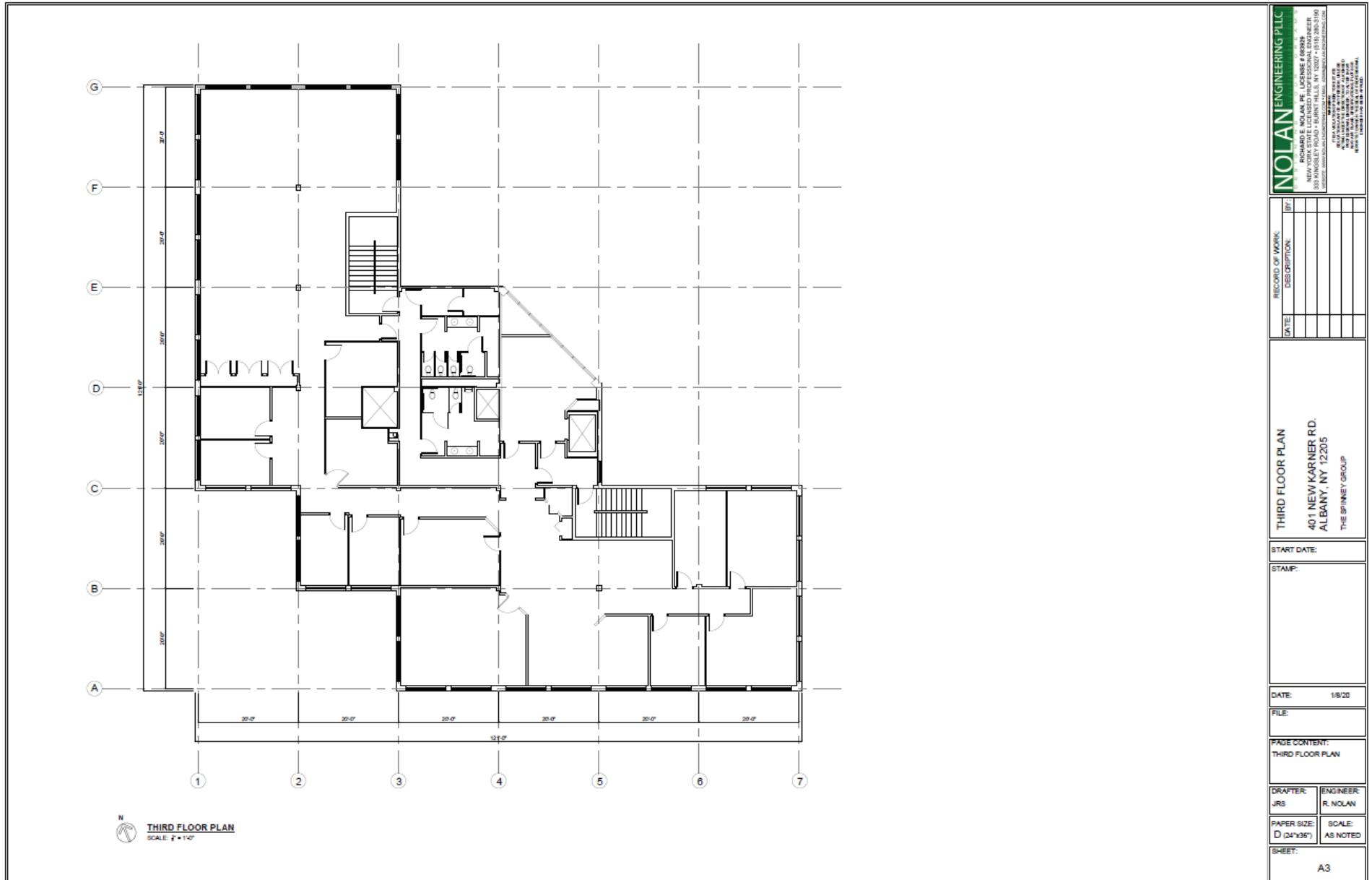


Spinney Realty, LLC
1 Juniper Drive
Delmar, NY 12054



Brandon Place

401 New Karner Rd, Albany, NY 12205



Brandon Place

401 New Karner Rd, Albany, NY 12205



New Karner Road Sign

Major Tenant Information

| Tenant | SF Occupied |
|-------------------------------|-------------|
| Infinity Med Solutions | 2,413 |
| OSHA (GSA) | 7,724 |
| Parsons Family & Child | 11,525 |
| Vis Healthcare Promotions Inc | 1,028 |



Building Photo with Parking Lot

401 New Karner Rd, Albany, NY 12205



Listing space

3rd Floor Ste 301

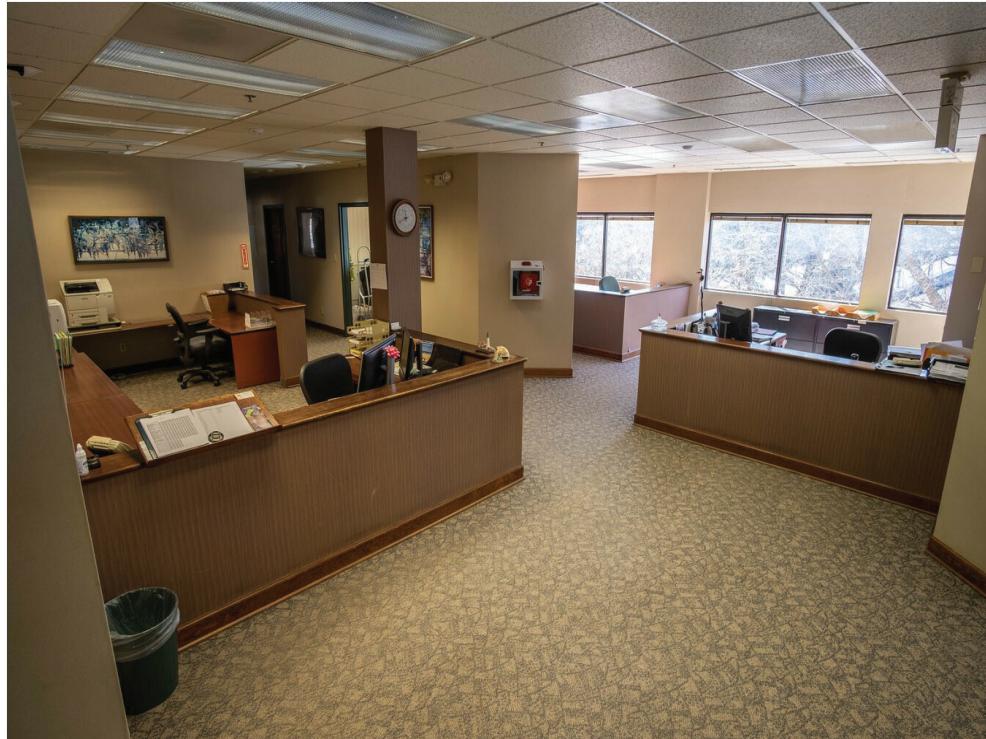
| | |
|-----------------|-----------------------------|
| Space Available | 7,274 SF |
| Rental Rate | \$15.00 /SF/Yr |
| Date Available | Now |
| Service Type | Full Service |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office / Outpatient Medical |
| Lease Term | Negotiable |

3rd Floor Lobby with private elevator entrance

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Photos



Reception Area



Large Conference Room

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Photos



Additional Conference Room



Office 1

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Photos



Office 2



Office 3

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Photos



Open Office Plan



Kitchen

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Photos



Cubicle Area 1



Cubicle Area 2

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Photos



Copy Room

Brandon Place

401 New Karner Rd, Albany, NY 12205

Property Location

