

# 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



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**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**NOLAN ENGINEERING PLLC**  
NEW YORK STATE LICENSED PROFESSIONAL ENGINEER  
RICHARD E. NOLAN, P.E. LICENSE # 68938  
100 WEST ALBANY ROAD, SUITE 200  
ALBANY, NY 12205  
TEL: 518.262.1111 FAX: 518.262.1112  
WWW.NOLANENGINEERING.COM

RECORD OF WORK	
DATE	DESCRIPTION

**THIRD FLOOR PLAN**  
401 NEW KARNER RD.  
ALBANY, NY 12205  
THE SPINNEY GROUP

START DATE:  
STAMP:

DATE: 1/8/20  
FILE:

PAGE CONTENT:  
THIRD FLOOR PLAN

DRAFTER: JRS	ENGINEER: R. NOLAN
PAPER SIZE: D (24"x36")	SCALE: AS NOTED
SHEET:  A3	

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New Karner Road Sign



Building Photo with Parking Lot

## 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

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3rd Floor Lobby with private elevator entrance

## 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



# Brandon Place

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## Property Photos



Reception Area



Large Conference Room



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## Property Photos



Additional Conference Room



Office 1



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## Property Photos



Office 2



Office 3



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## Property Photos



Open Office Plan



Kitchen



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## Property Photos



Cubicle Area 1



Cubicle Area 2

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## Property Photos



Copy Room



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## Property Location

