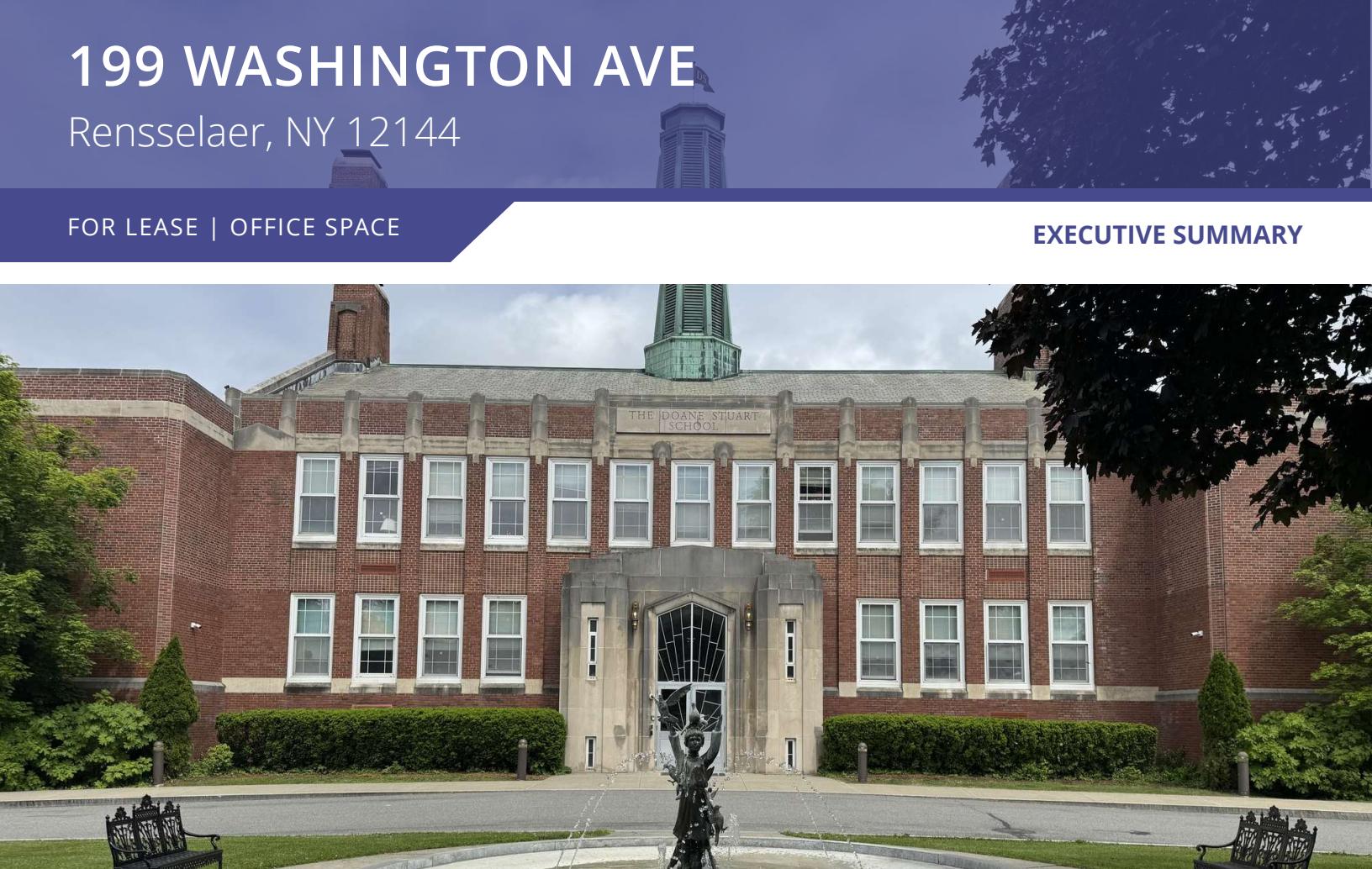


199 WASHINGTON AVE

Rensselaer, NY 12144

FOR LEASE | OFFICE SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 10,000 SF

Lease Rate: \$16.75 SF/yr (Gross)

Lot Size: 0.25 Acres

Year Built: 1931

Zoning: MUI

MLS#: 133-3-8

PROPERTY OVERVIEW

Approximately 10,000 Sq. Ft. of adaptable commercial space located within the historic Doane Stuart School at 199 Washington Avenue, Rensselaer, NY. This unique offering is ideal for non-profit organizations, educational programs, workforce development initiatives, or general office use. With a flexible layout that includes classroom-style areas, open workspace, and breakout rooms, this space is perfectly suited to support community-focused missions and collaborative environments. Benefit from ample parking, a convenient Capital Region location, and the character-rich setting of one of the area's most iconic campuses.

PROPERTY HIGHLIGHTS

- Convenient location with easy access to major highways.
- High-speed internet and other modern office amenities available.
- Natural light-filled interior spaces for a pleasant work environment.
- On-site management for prompt attention to tenant needs.
- Flexible floor plan to accommodate various business needs.

Christopher Farrell

NYS Licensed Associate Real Estate Broker

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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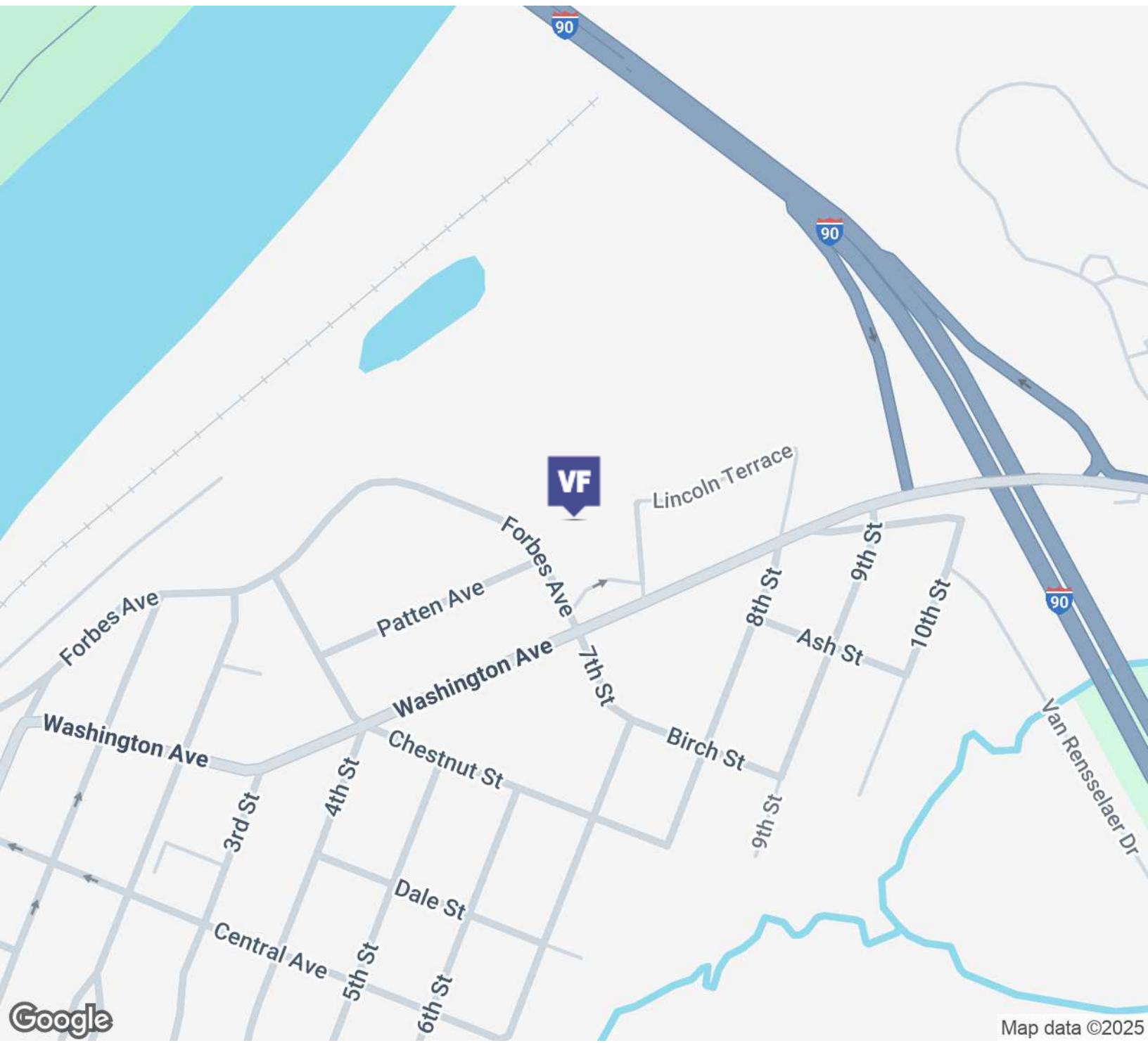
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LOCATION MAP



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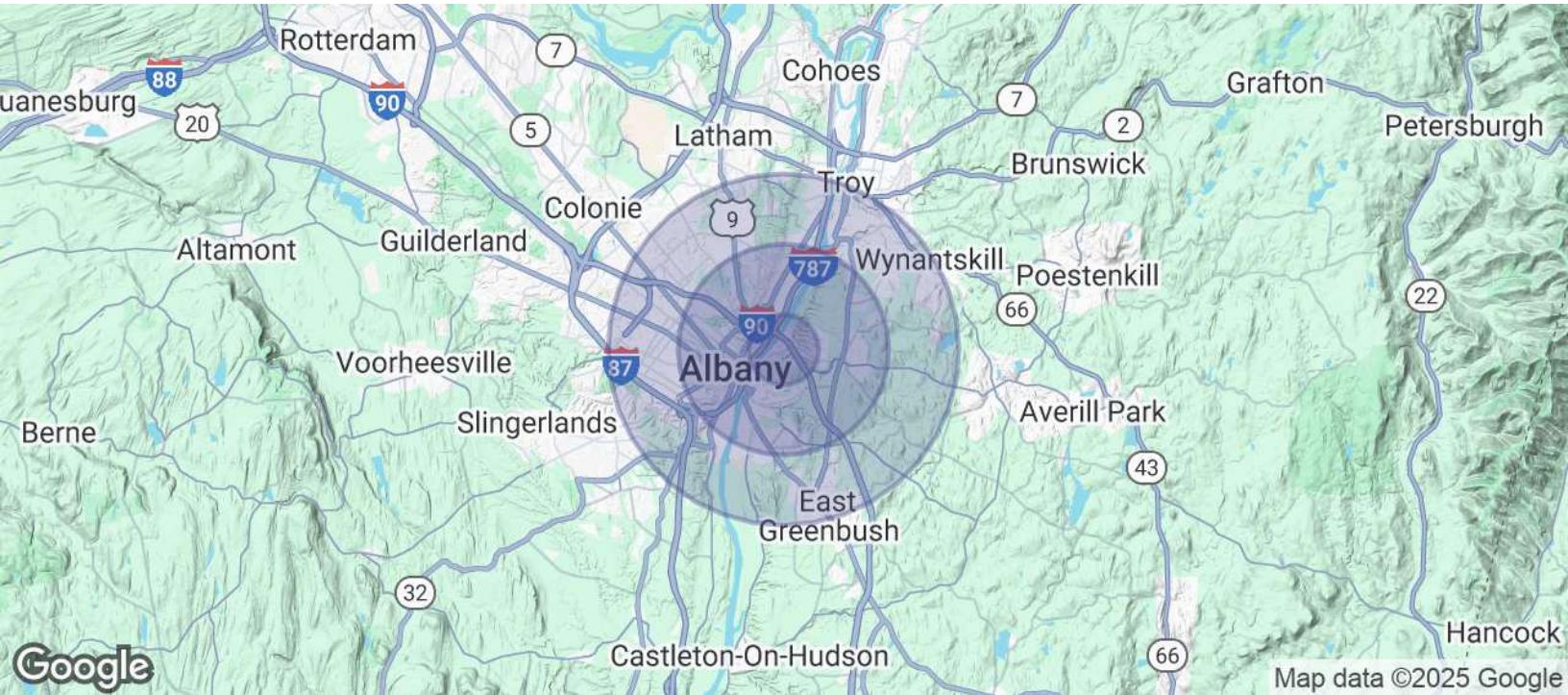
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FOR LEASE | OFFICE SPACE

DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,947	82,883	166,489
Average Age	41	38	39
Average Age (Male)	40	37	38
Average Age (Female)	42	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,711	37,022	72,021
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$88,309	\$81,335	\$93,260
Average House Value	\$233,251	\$247,292	\$271,462

Demographics data derived from AlphaMap

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