

5,964 SF

OFFICE/WAREHOUSE FLEX SPACE

FOR SUBLEASE

2 LEAR JET LANE, SUITE 4, LATHAM, NY 12110



ENERGY-
EFFICIENT, NEW
CONSTRUCTION
SPACE



QUICK ACCESS
TO I-87 & ALBANY
INTERNATIONAL



SUBLEASE
THROUGH
FEBRUARY 2030



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

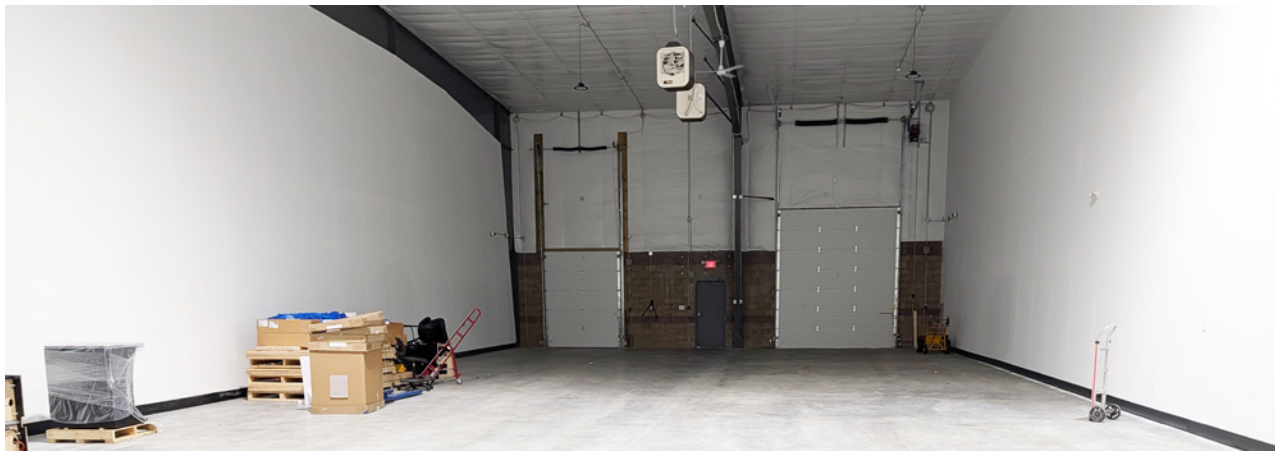
DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dsloate@standardbrokerageco.com

FOR SUBLEASE | 2 LEAR JET LANE, LATHAM, NY

Property Overview

Construction	PEMB and Concrete Block
Roof	Metal
Suite Size	5,964 SF
Office	1,500 SF
Warehouse	4,464 SF
Lease Rate	\$12.36 p/sf NNN
NNN	\$4.50/SF
Loading	1 Dock, 1 OHD
Ceiling Height	Clear Span
Electrical	3 Phase
Lighting	LED
Utilities	Electric Only
Water and Sewer	National Grid
Delivery	Negotiable
Zoning	Airport Business Area

Notes: Sublease runs through February 2030. Lease features 3% annual escalations. Suite is part of the newly constructed Lear Jet Flex Park that features all-electric, high efficiency spaces.



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

Tyler Culberson, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

Daniel Slote, SIOR
Associate Real Estate Broker
Standard Brokerage Company
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com

FOR SUBLEASE | 2 LEAR JET LANE, LATHAM, NY

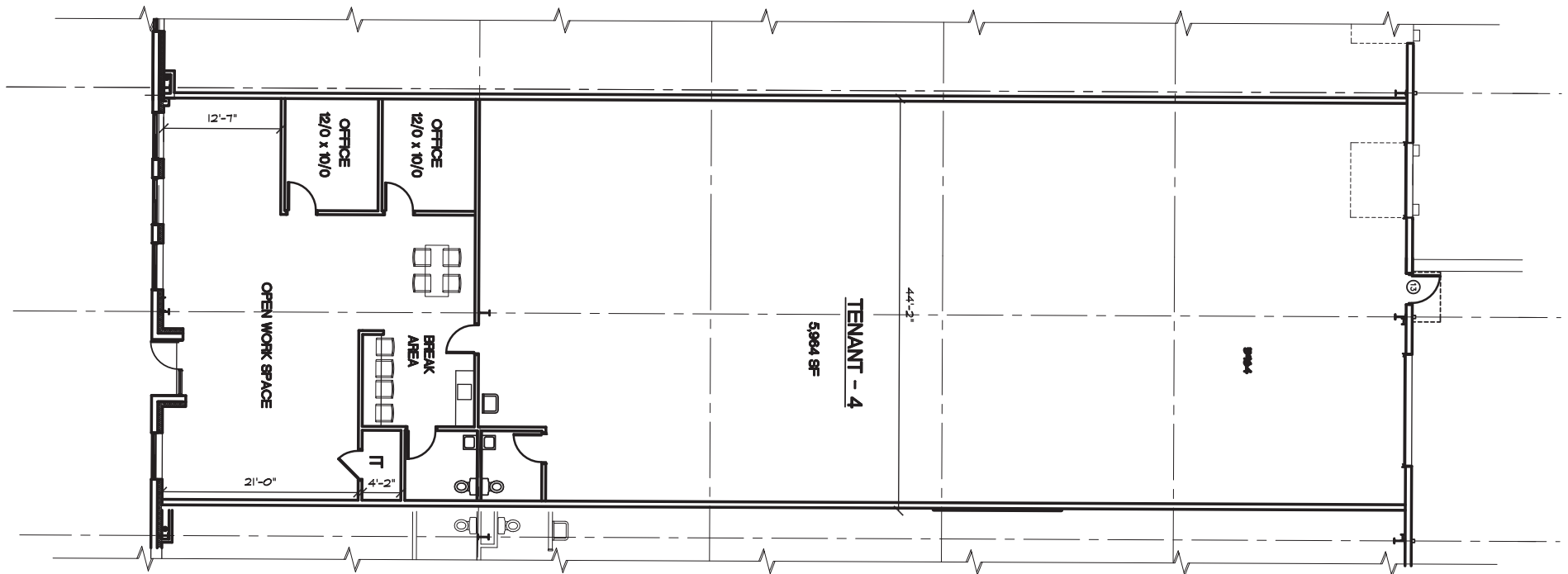


**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

Tyler Culberson, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

Daniel Slote, SIOR
Associate Real Estate Broker
Standard Brokerage Company
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com

FOR SUBLEASE | 2 LEAR JET LANE, LATHAM, NY



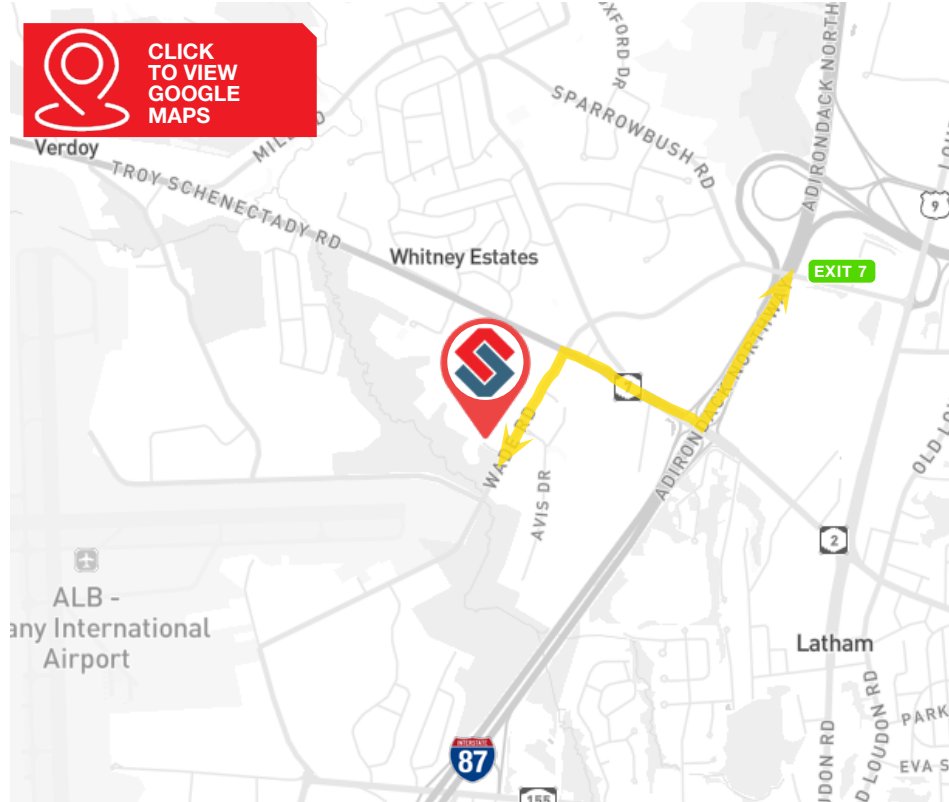
**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

Tyler Culberson, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

Daniel Slote, SIOR
Associate Real Estate Broker
Standard Brokerage Company
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com

FOR SUBLEASE | 2 LEAR JET LANE, LATHAM, NY

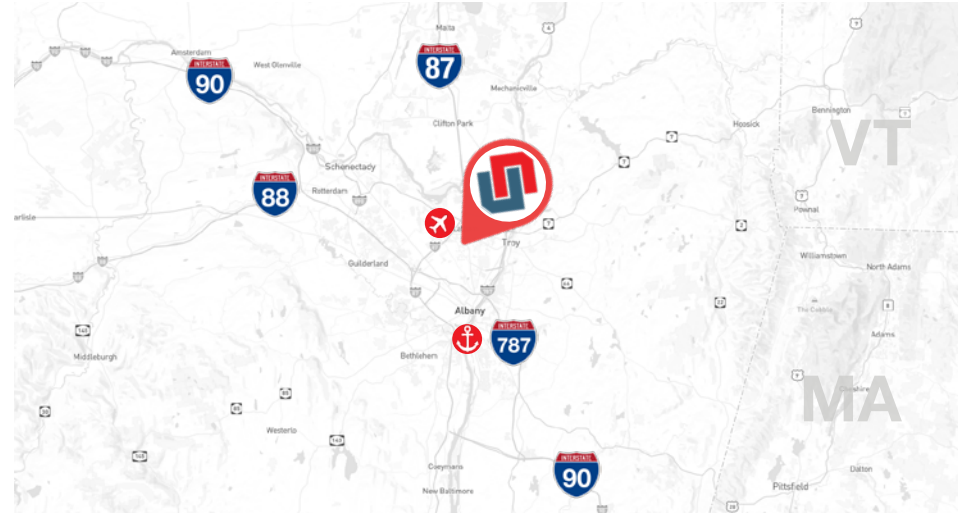
HIGHWAY ACCESS



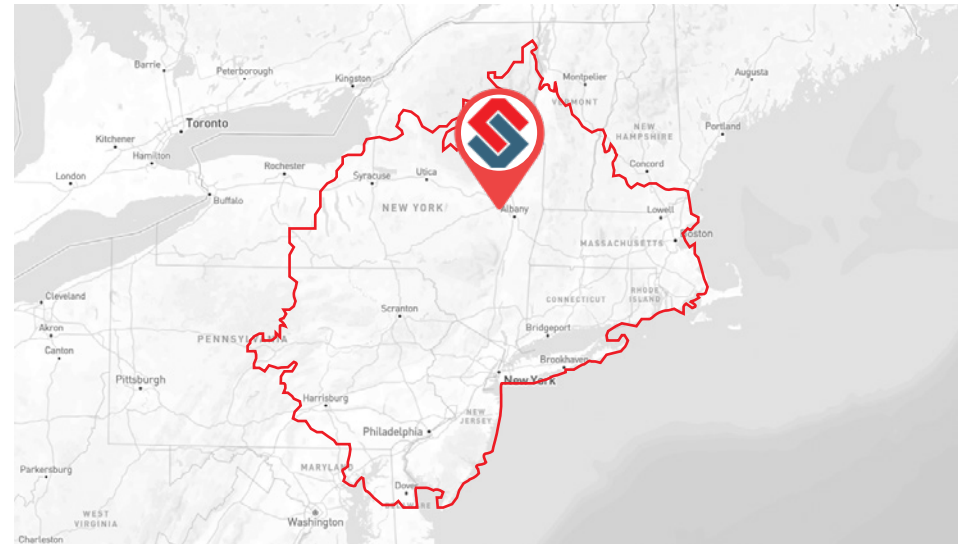
Downtown Albany	±10 miles
Albany International Airport	±1.2 miles
I-87 & I-90 Interchange	±1.5 miles

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CAPITAL REGION



4 HOUR DRIVE TIME



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

Tyler Culberson, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

Daniel Slote, SIOR
Associate Real Estate Broker
Standard Brokerage Company
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com