

**FOR  
LEASE**

# **1881 WESTERN AVE**

**ALBANY, NY12203**

## **CLASS A OFFICE SPACE**



### **SUITES AVAILABLE RANGING FROM 2,620 SF TO 5,553 SF**

INCREDIBLY CONVENIENT LOCATION

SIGNALIZED INTERSECTION

DIRECTLY ACROSS FROM CUMBERLAND FARMS AND ACE HARDWARE

MINUTES TO CROSSGATES MALL AND THE UNIVERSITY AT ALBANY

EXCELLENT VISIBILITY AND EXPOSURE

AMPLE ON-SITE SURFACE PARKING: 113 SPACES (4.5:1)

DIRECTLY ON PUBLIC BUS ROUTE

FULLY SPRINKLERED

WILL BUILD TO SUIT

**AVAILABLE FOR LEASE**

**\$18.50 PSF**

MODIFIED GROSS  
PLUS UTILITIES & JANITORIAL

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
[Rudy@CarrowRealEstate.com](mailto:Rudy@CarrowRealEstate.com)



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

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## FLOOR PLAN



**MAIN ENTRANCE**

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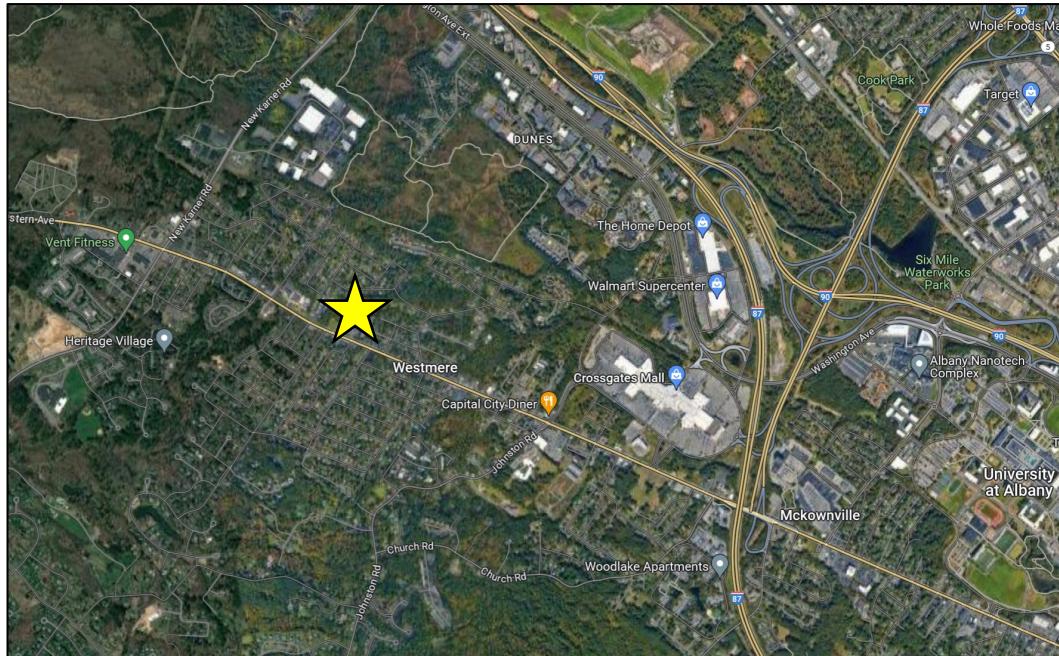
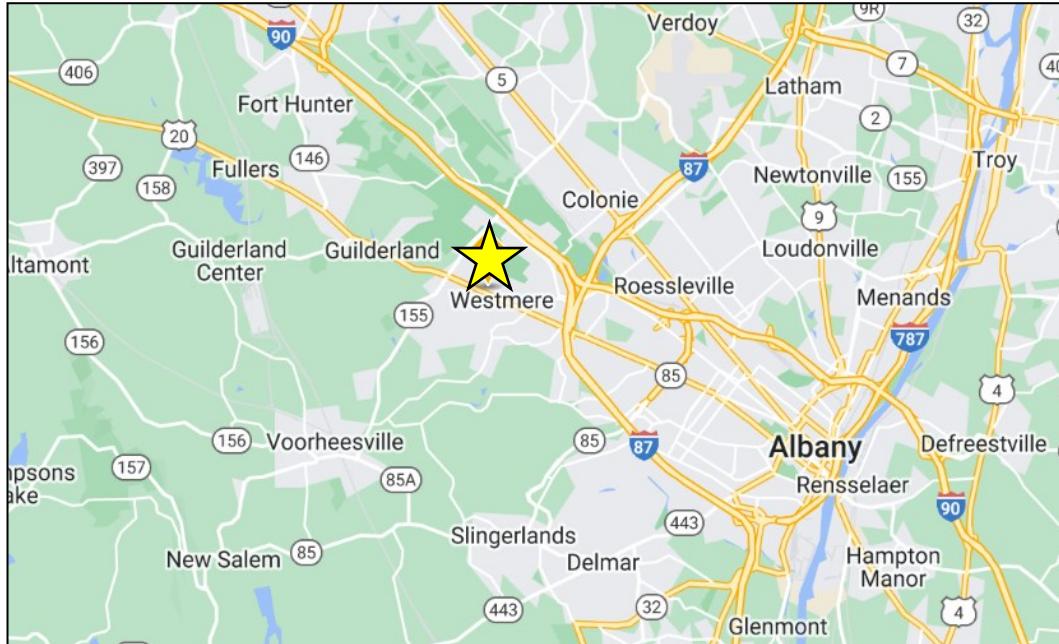
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## LOCATION



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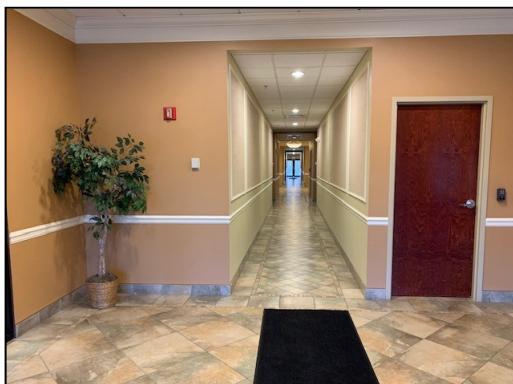
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## PHOTOS



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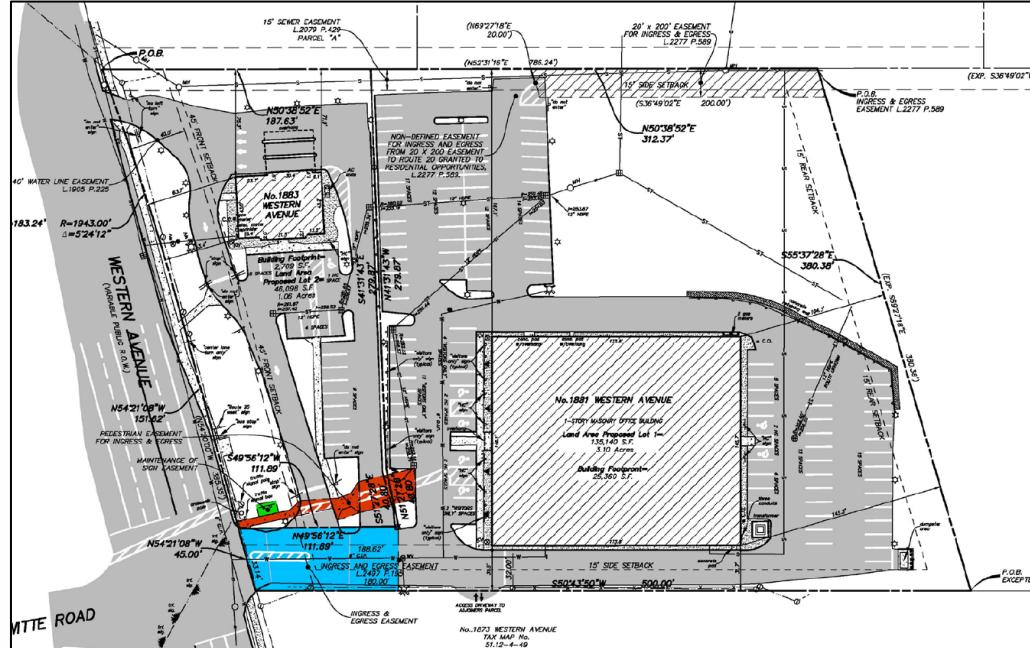
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**SITE  
PLAN**



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## DEMOGRAPHICS

### Population

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	16,291	110,309	428,230
2023 Population	17,367	113,267	443,698

### Households

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Households	7,135	44,819	177,406
2023 Households	7,721	46,135	184,333

### Income

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$104,376	\$104,874	\$92,171
Median Household Income	\$81,492	\$87,407	\$71,251

### Housing

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Median Home Value	\$258,644	\$250,104	\$228,163
Median Year Built	1977	1966	1957

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