

Office Space For Lease With Customized Tenant Improvements and Parking

80 State Street, Albany, New York

PROPERTY OVERVIEW

Welcome to 80 State Street, downtown Albany's premier Class A office building where your space is designed to meet your needs.

- 8,000 +/- SF can be demised to smaller size
- Owner will provide customized Tenant's space
- Access to Fitness Center in Building
- Receptionist in Main Lobby
- Parking in Garage Across the Street
- 24/7 security and escort to garage after hours

Customized Tenant Improvements and Parking Rent for Year One Abated with a Five-Year Lease

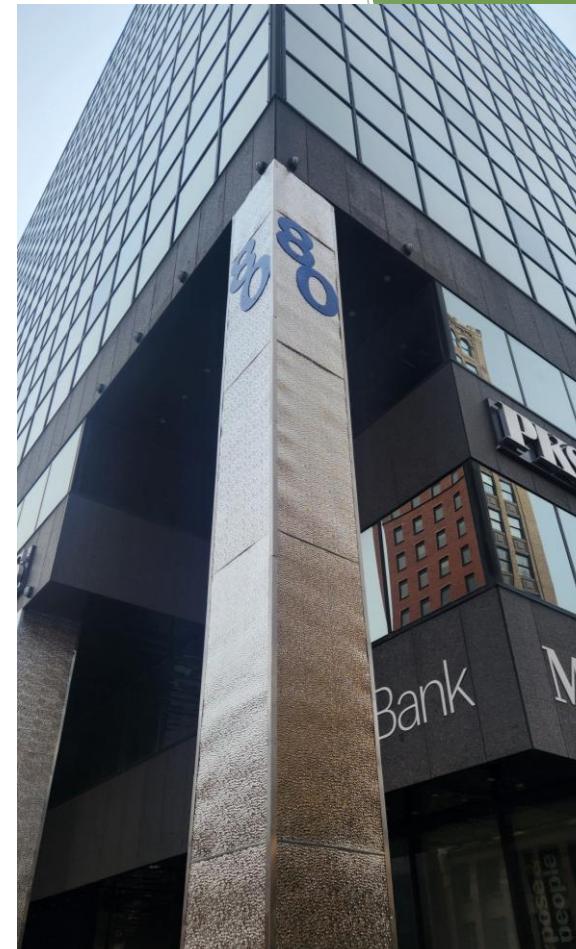
Contact Us:

Jessica L. Richer

Licensed Associate Real Estate Broker
Cell. 518-364-7406
JessicaRicher@HannaCRE.com

Karen A. Wentz

Licensed Associate Real Estate Broker
Cell. 516-317-3184
KarenWentz@HannaCRE.com



THE RICHER TEAM AT

HANNA
COMMERCIAL REAL ESTATE

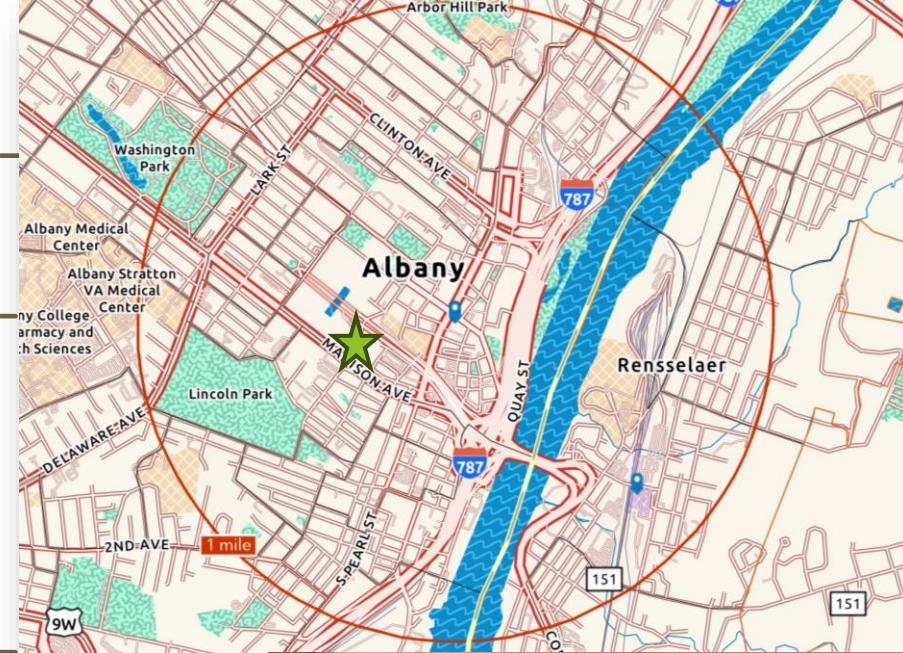
20 Aviation Road | Albany, NY 12205

Office Space For Lease With Customized Tenant Improvements and Parking

80 State Street , Albany, New York

Class A Professional Office Building

- Parking 1 Space per 1,000 SF leased
- CDTA Bus Stop at Building
- Close to Interstate I 787 & NYS Thruway
- Easy Access to NY Amtrak Station
- Future amenities include:
 - Upscale Steakhouse Restaurant
 - Bar Lounge with live music



Jessica L. Richer

Licensed Associate Real Estate Broker
Cell. 518-364-7406
JessicaRicher@HannaCRE.com

Karen A. Wentz

Licensed Associate Real Estate Broker
Cell. 516-317-3184
KarenWentz@HannaCRE.com

THE RICHER TEAM AT

HANNA
COMMERCIAL REAL ESTATE

20 Aviation Road | Albany, NY 12205

eCalculations, photos and data presented are deemed to be accurate, but not guaranteed. Data, photos and calculations are intended for the purpose of illustrative projections and analysis. Information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this information should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.