

**FOR
LEASE**

40 STEUBEN STREET

ALBANY, NY 12207

PRIME DOWNTOWN CORNER RETAIL



+/-2,580 SF RETAIL OPPORTUNITY

- Conveniently located in the heart of Downtown Albany
- Prime visibility on the corner of N Pearl Street & Steuben Street
- Walking distance to MVP Arena, State Offices, and Palace Theater
- Surrounded by government, office, and strong residential population
- Strong street presence with large storefront windows
- Formerly the Steuben Market
- Flexible use potential
- Easily accessible via I-787

AVAILABLE FOR LEASE

\$2,365 NNN PER MONTH

(\$11.00 NNN PSF)

NET CHARGES ARE ESTIMATED AT +/- \$2.32 PSF

Building owned and managed by



REDBURN
DEVELOPMENT PARTNERS



FOR MORE
INFORMATION
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CONTACT

RUDY R. LYNCH, CCIM
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KYLE J. BRADLEY, CPA
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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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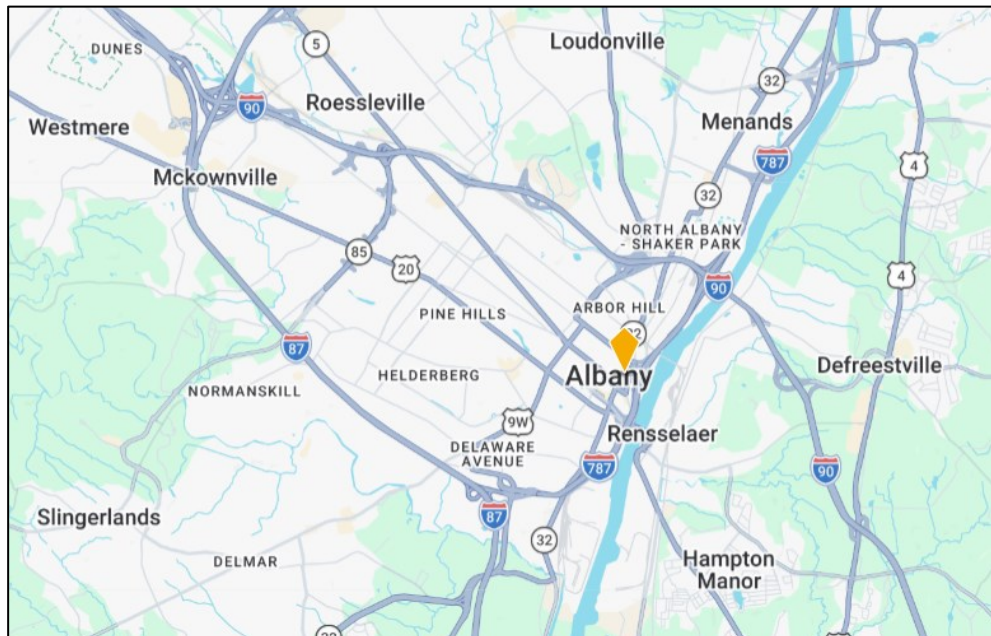
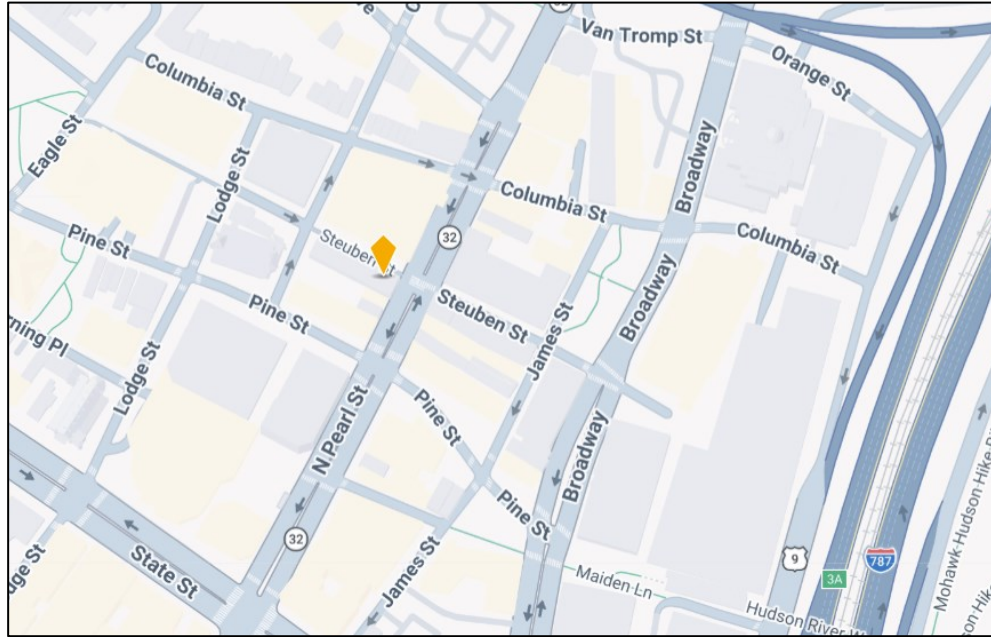
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LOCATION



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