

**FOR  
LEASE**

# THE KENMORE

76 NORTH PEARL STREET  
ALBANY, NEW YORK 12207

## **CLASS A PROFESSIONAL OFFICE SPACE**



### **+/-8,000 SF 6TH FLOOR OFFICE SUITE - FORMER LAW FIRM**

Conveniently located in the heart of Downtown Albany

Seconds off I-787 exit 4B

Move-in ready - Available October 2025

(23) private offices, (4) workstations, conference room and break room

Access to 24-hour fitness center with indoor pool, cold tub and steam room

Private rooftop deck

Indoor dog park

Ample parking available

Daily in-suite janitorial included

### **AVAILABLE FOR LEASE**

**\$20.00 PSF**

PLUS UTILITIES AND  
INCREASES OVER BASE YEAR OPEX

Building owned and managed by



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

#### **RUDY R. LYNCH, CCIM**

NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

Adding Value Through Professional Real Estate Services

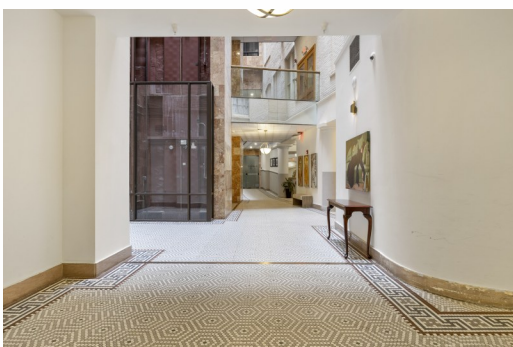
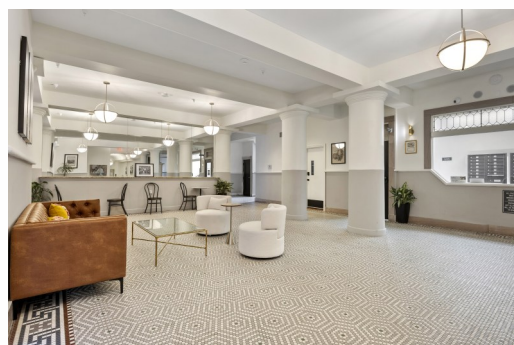
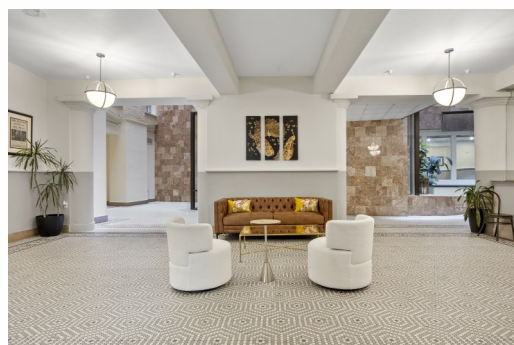
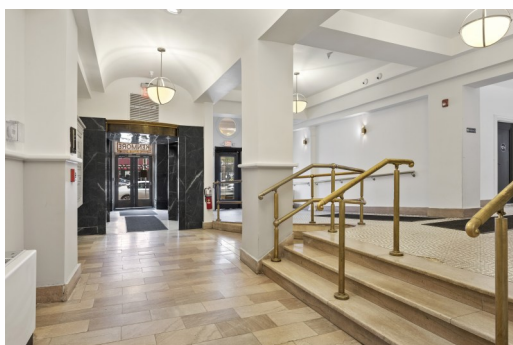
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MAIN  
LOBBY



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INTERIOR  
PHOTOS



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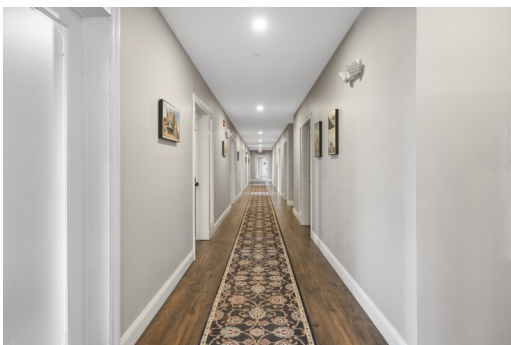
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## HISTORY

The Kenmore Hotel building, a majestic, sprawling Victorian building of decorative brick masonry, balconies and roof cresting, was constructed in 1878 by entrepreneur Adam Blake, the son of a slave, and expanded over time.

Flamboyant owner Bob Murphy in 1922 started the Rainbo Room, a lively nightclub that broadcast music through one of the nation's first radio stations, WGY. Because of this wide exposure, entertainers clamored to perform there. Big names like Frank Sinatra, Duke Ellington and Sophie Tucker appeared at the Rainbo Room, which closed in 1947 as the Big Band era waned.

Over time, additions, acquisitions and merging of space united the property into a massive complex occupying one city block. Among these buildings is the castle-like Steuben Club, established in 1888 as the Young Men's Christian Association (YMCA) and now more commonly called the Steuben Club, after the athletic club that once occupied the building.

The team at Redburn have transformed the Kenmore into 93 apartments and over 35,000 square feet of commercial space.

Tenants have access to property's amenities including fitness center, rooftop deck, indoor dog park, indoor garden atrium, indoor pool and steam room.

On top of that, Downtown Albany is your backyard! Dining, entertainment and more are just steps from your front door!



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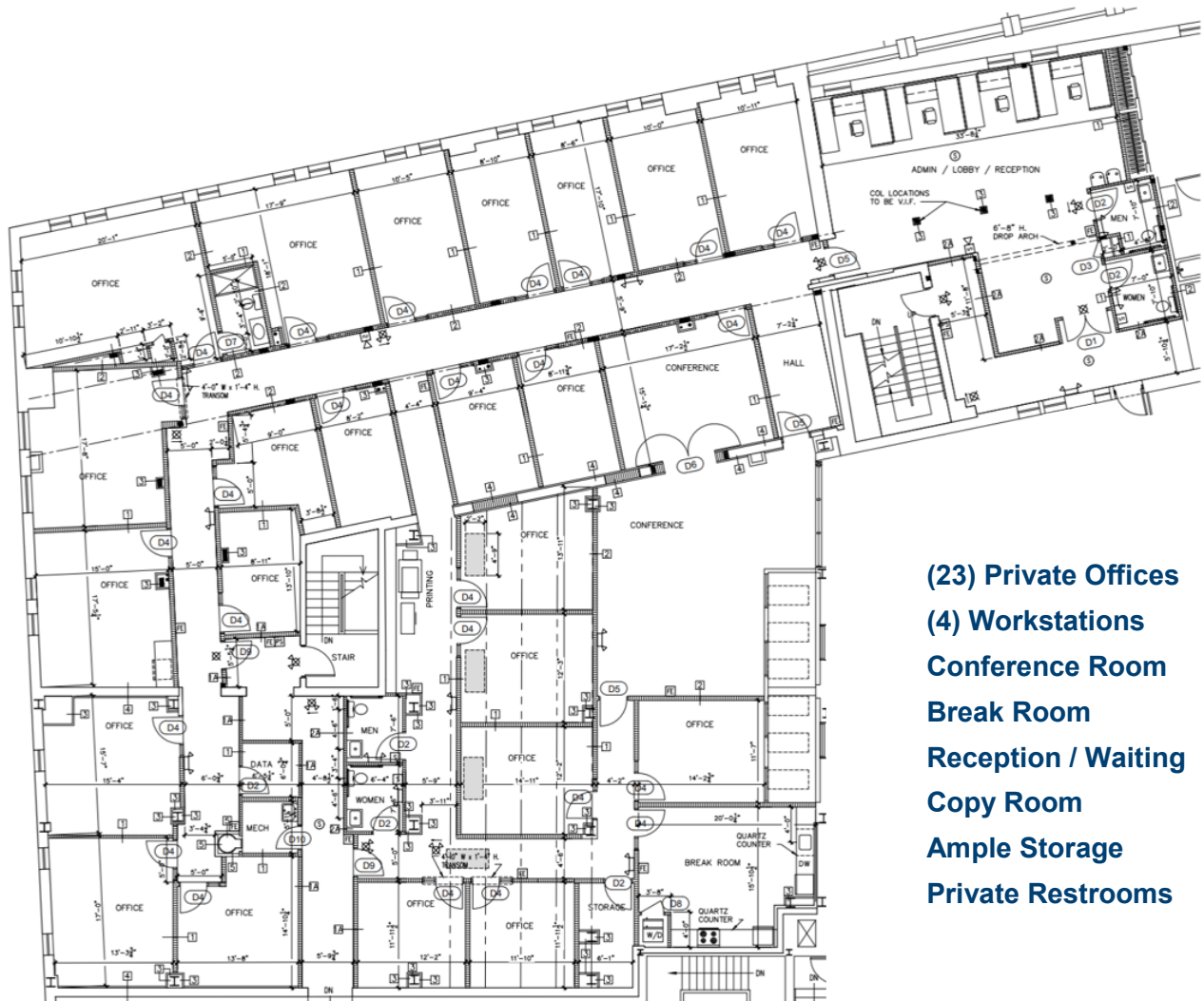
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**6TH FLOOR**

**SUITE 3**  
+/-8,000 RSF



**(23) Private Offices**  
**(4) Workstations**  
**Conference Room**  
**Break Room**  
**Reception / Waiting**  
**Copy Room**  
**Ample Storage**  
**Private Restrooms**

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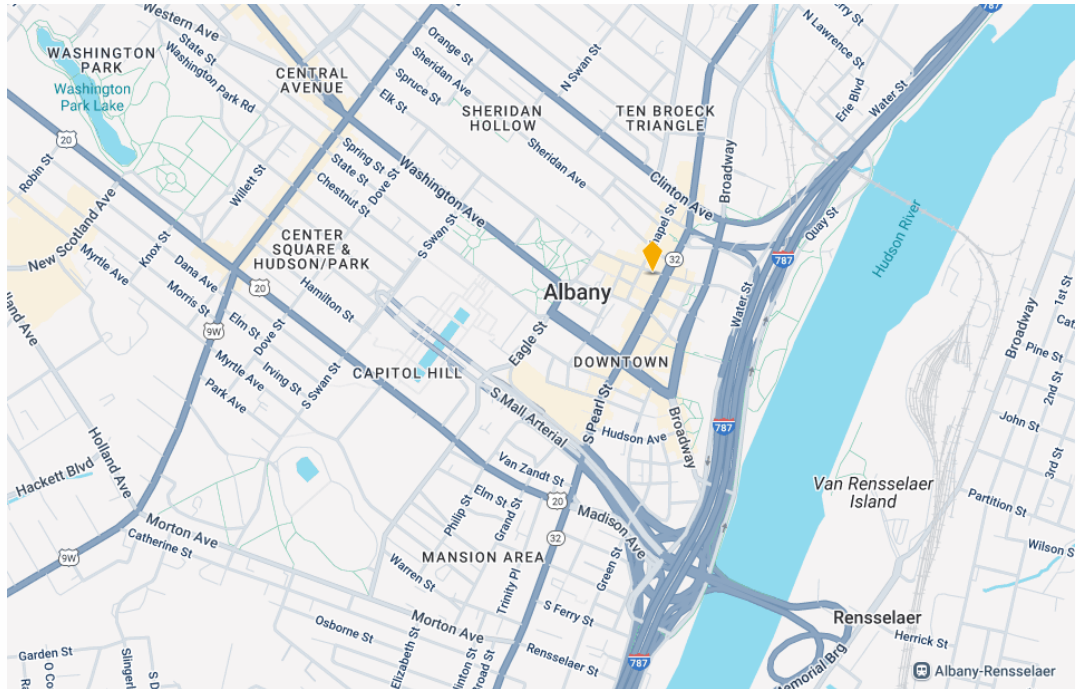
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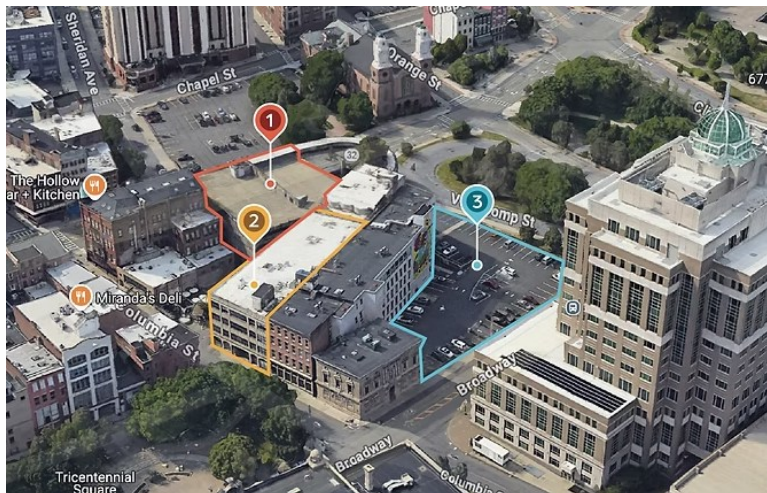
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## LOCATION



## PARKING



### Parking Rates:

- (1) The Spiral Garage**  
111 North Pearl Street  
Parking Garage w/ EV Charging  
\$125/month  
\*Available now!
- (2) The Kennedy Garage**  
45 Columbia Street  
Heated Parking Garage  
\$150/month  
\*Available now!
- (3) 39 Columbia Lot**  
602 Broadway  
Outdoor Lot  
\$115/month  
\*Available now!

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