

3,700-30,164 SF

WELL-MAINTAINED OFFICE SPACE

FOR LEASE

1 EMPIRE DRIVE, EAST GREENBUSH, NY 12144



FLEXIBLE LAYOUT
SUITS A VARIETY
OF USERS



FRONTAGE ALONG
I-90 AND UNDER
1 MI TO EXIT 9



STANDARD BROKERAGE
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PROPERTY OVERVIEW

Construction	Masonry and Steel
Roof	Rubber
Lot Size	6.51 Acres
Building Size	60,980 SF
Available	30,164 SF (Demisable into multiple configurations down to 3,700 SF)
Lease Rate	\$16.00/SF Modified Gross
Stories	2
Elevators	1
Parking	240 Spaces Total
Sprinkler	Wet
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Zoning	Corporate Office/Regional, Commercial District, Town of East Greenbush
Delivery	Immediate



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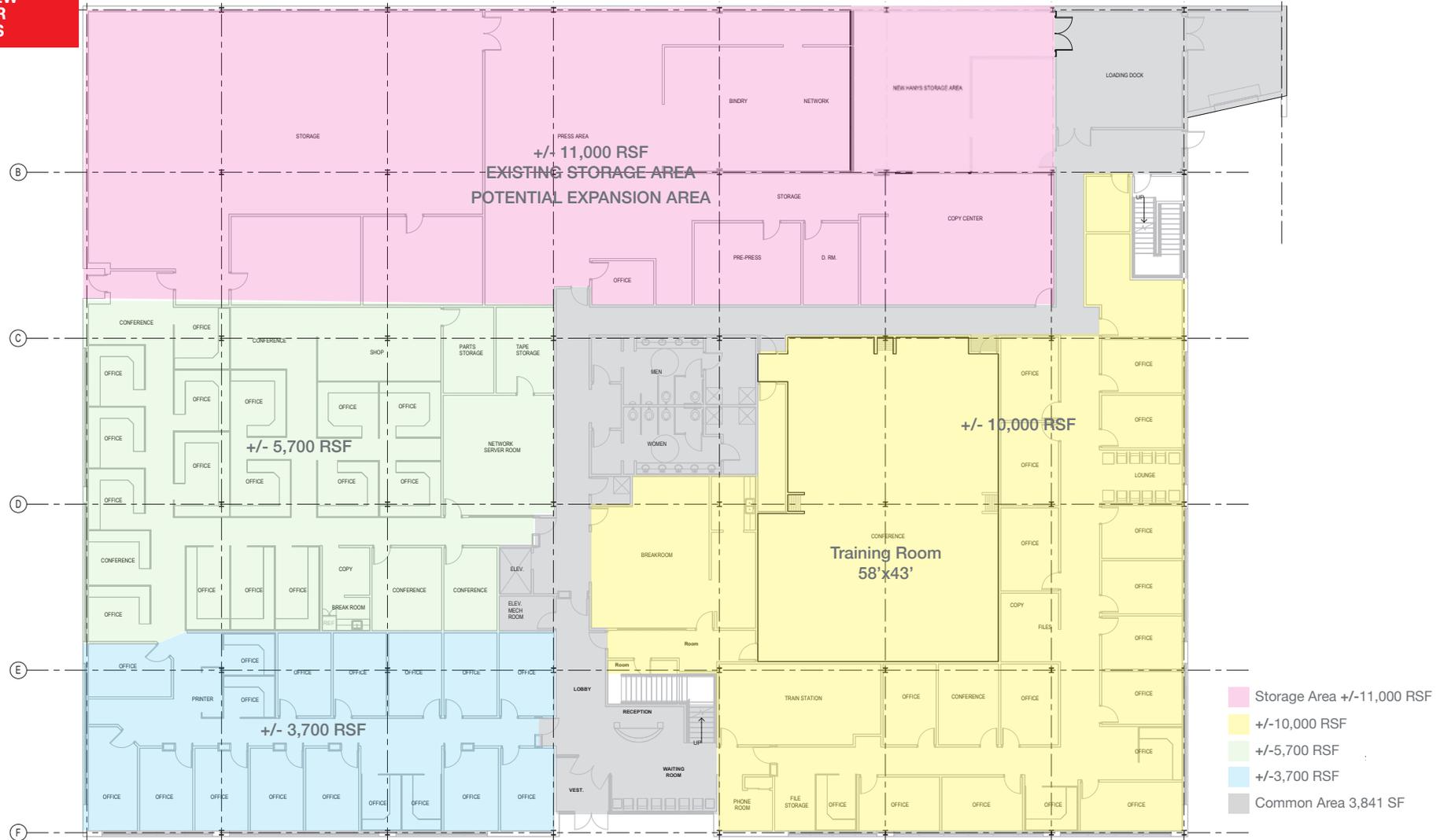
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CONCEPTUAL DEMISING FLOOR PLAN



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HIGHWAY ACCESS

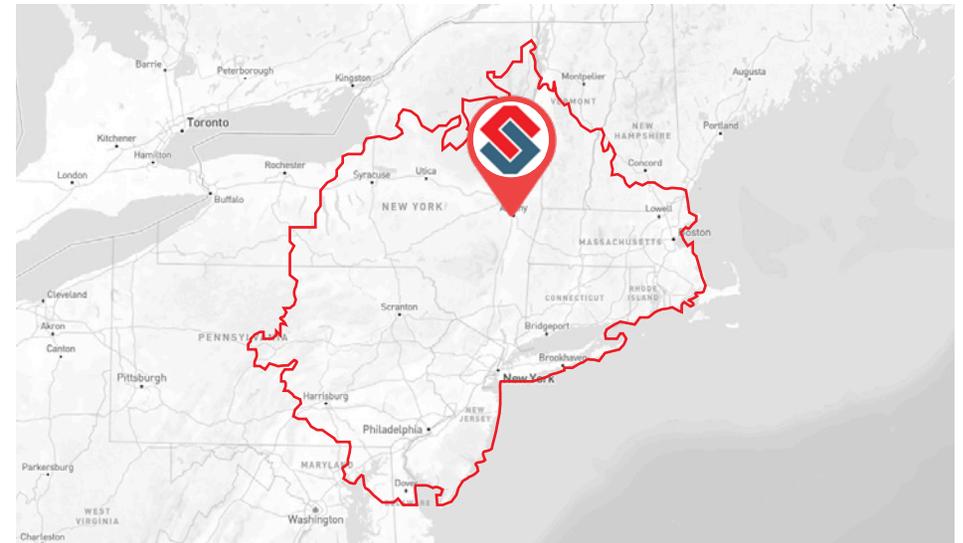


Downtown Albany	±6 miles
Albany International Airport	±14 miles
I-90 (Exit 9)	Under 1 mile

CAPITAL REGION



4 HOUR DRIVE TIME



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.



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