

FOR LEASE



RENSSELAER COUNTY | CLASS A OFFICE

16 N GREENBUSH RD

North Greenbush, NY

23North
COMMERCIAL REAL ESTATE SERVICES

FEATURES

16 N GREENBUSH RD

23

PROPERTY HIGHLIGHTS

- **Class A Office for Lease**
- 3 Private Offices, Full Kitchen and Large Open space
- Located in **North Greenbush**
- 5 minute drive to **787 Junction**
- 5 minute drive to **i90**
- <5 minute drive to most amenities
- Bus line
- Across from HVCC
- RPI, Russell Sage & Emma Willard within 5 minutes
- Located in **16 North Mixed-Use Building**

OFFERING SUMMARY

AVAILABLE SF	3,500
RATE	\$16.50/SF



LOCATION

16 N GREENBUSH RD



INTERSTATE
787

HUDSON RIVER

TACO
BELL

TIPSY MOOSE
THE & THE BAR

IBI

MARK
PRICE
OPPER

Nendy's

S

RITE
AID

Panera
BREAD

HUDSON
VALLEY CC

16 NORTH PLAZA

wellnow
URGENT CARE

MEXICAN FUSION
BUBBAKOC
BURRITO
SINCE 2008

Stewart's
Shops

DUNKIN'
DONUTS

The Roosevelt Room

LA SALLE
SCHOOL



DEMOGRAPHICS

16 N GREENBUSH RD

TOTAL POPULATION

1 Mile

13,832

2 Miles

41,255

3 Miles

69,928

AVERAGE DAILY TRAFFIC COUNT

North Greenbush Rd (2023)

22,214

MEDIAN HOUSE OR CONDO VALUE

City of Troy (2022)

\$177,100

MEDIAN HH INCOME

City of Troy (2022)

\$52,387

ESTIMATED PER CAPITA INCOME

City of Troy (2022)

\$33,743



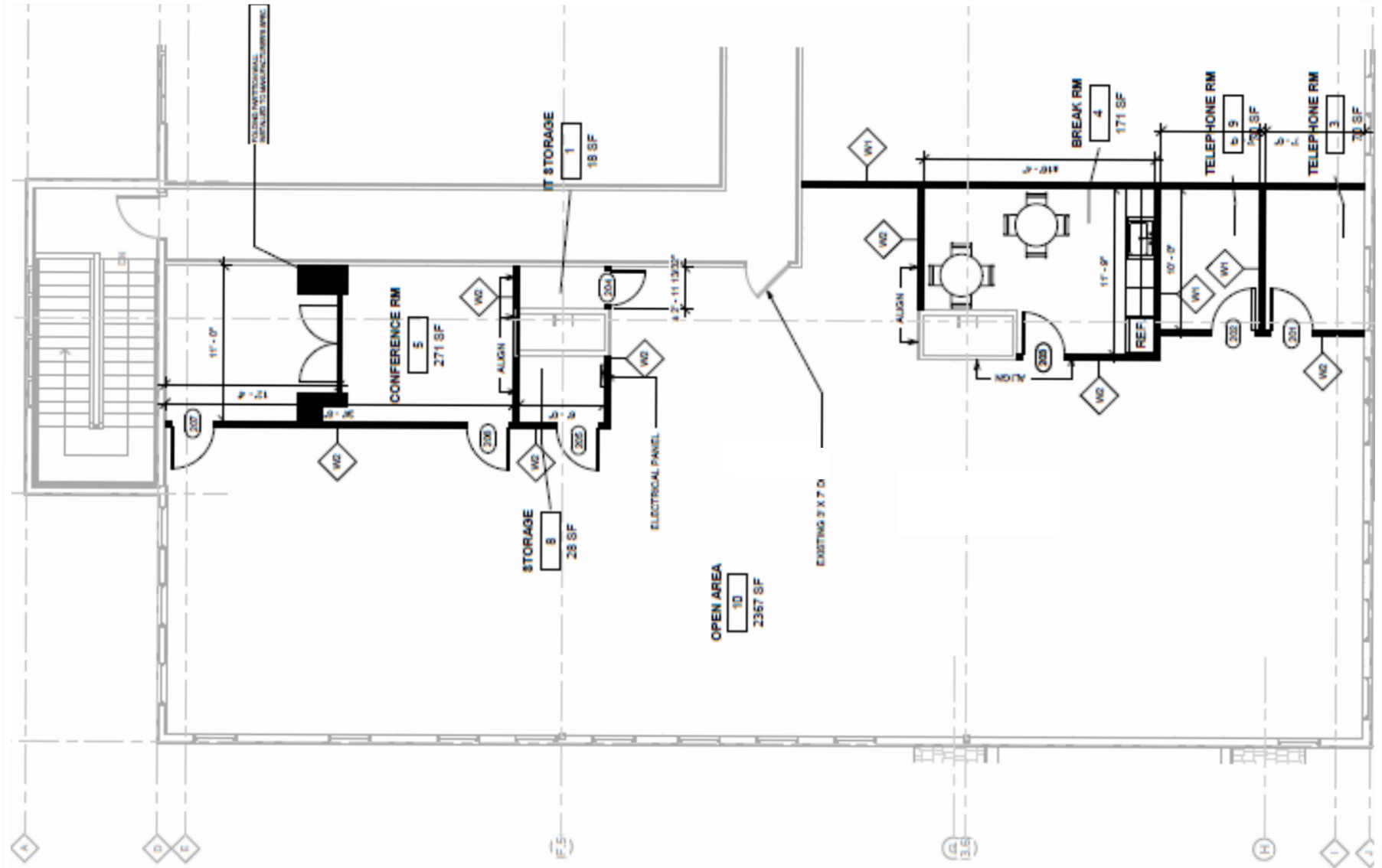
PHOTOS

16 N GREENBUSH RD



LAYOUT

16 N GREENBUSH RD





23NORTHCRES.COM

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