

# PRIME OFFICE SPACE FOR LEASE

6 MONTHS  
FREE RENT



TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

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18 COMPUTER DRIVE EAST ALBANY, NY 12205

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# 18 COMPUTER DRIVE EAST

## HIGHLIGHTS

- 15,000 RSF full-floor availability, offering a range of leasing options.
- 9,314 SF fully built-out space on the 2nd floor, including:
  - 12 private offices | Large open bullpen area | Fully equipped kitchen
- Subdividable suites available to accommodate various sizes.
- Convenient location, parallel to Wolf Road retail corridor - Easy access to I-87
- Owner-occupied building with responsive on-site management.
- Emergency back-up generator.
- Prominent pylon signage offering excellent visibility.
- 5% Co-Broke for tenant representation.

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FREE RENT

## OFFERING INFO

Available Space:	1,563 SF, 845 SF, 9,314 SF
Parking:	125 Spots
Rent:	Call for details

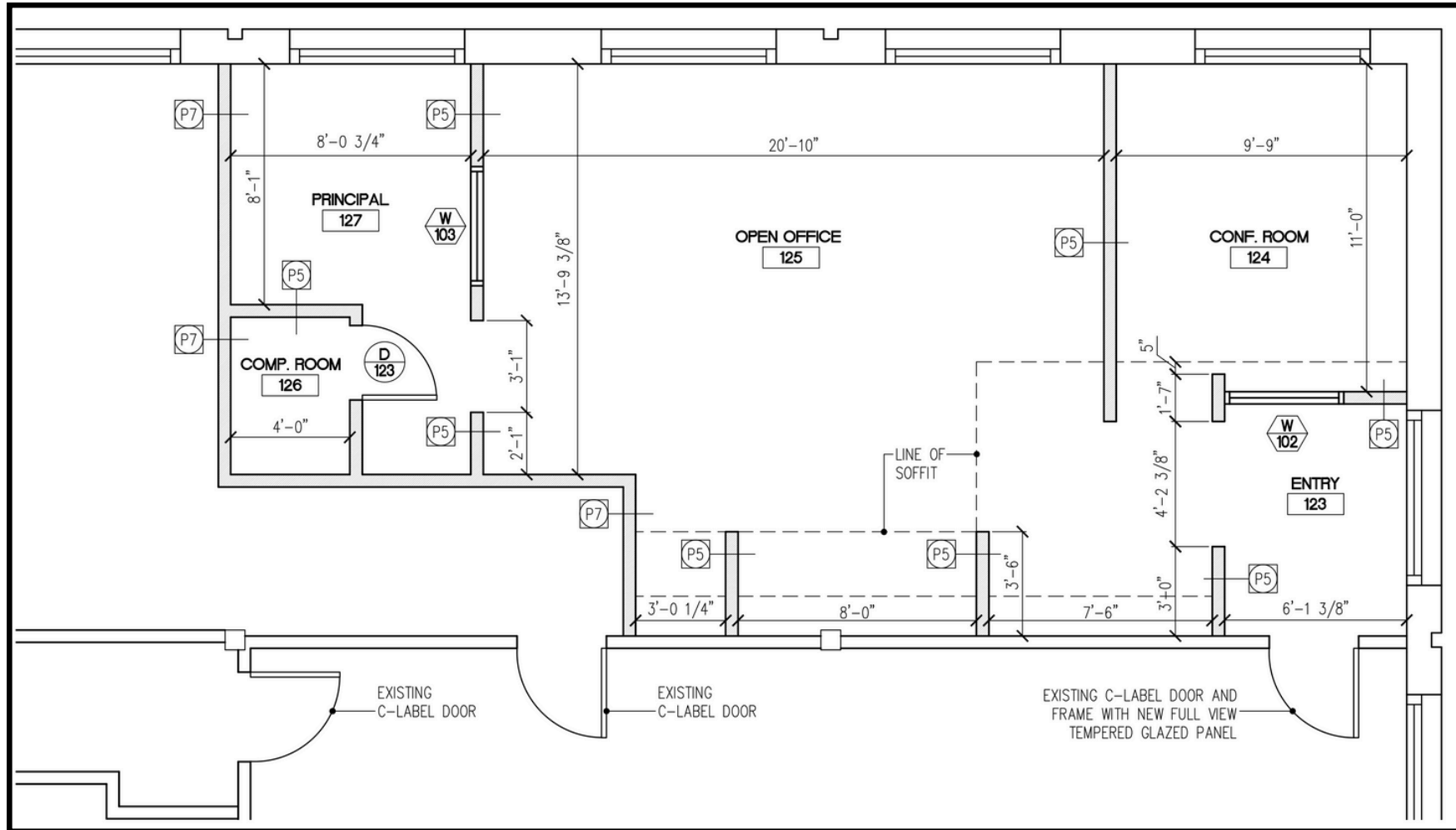
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	5,727	57,349	186,703
HOUSEHOLDS	2,785	20,715	77,646
AVERAGE HH INCOME	\$117,557	\$125,174	\$106,697
DAYTIME POPULATION	12,858	75,172	189,832
BUSINESS ESTABLISHMENTS	616	3,745	8,351

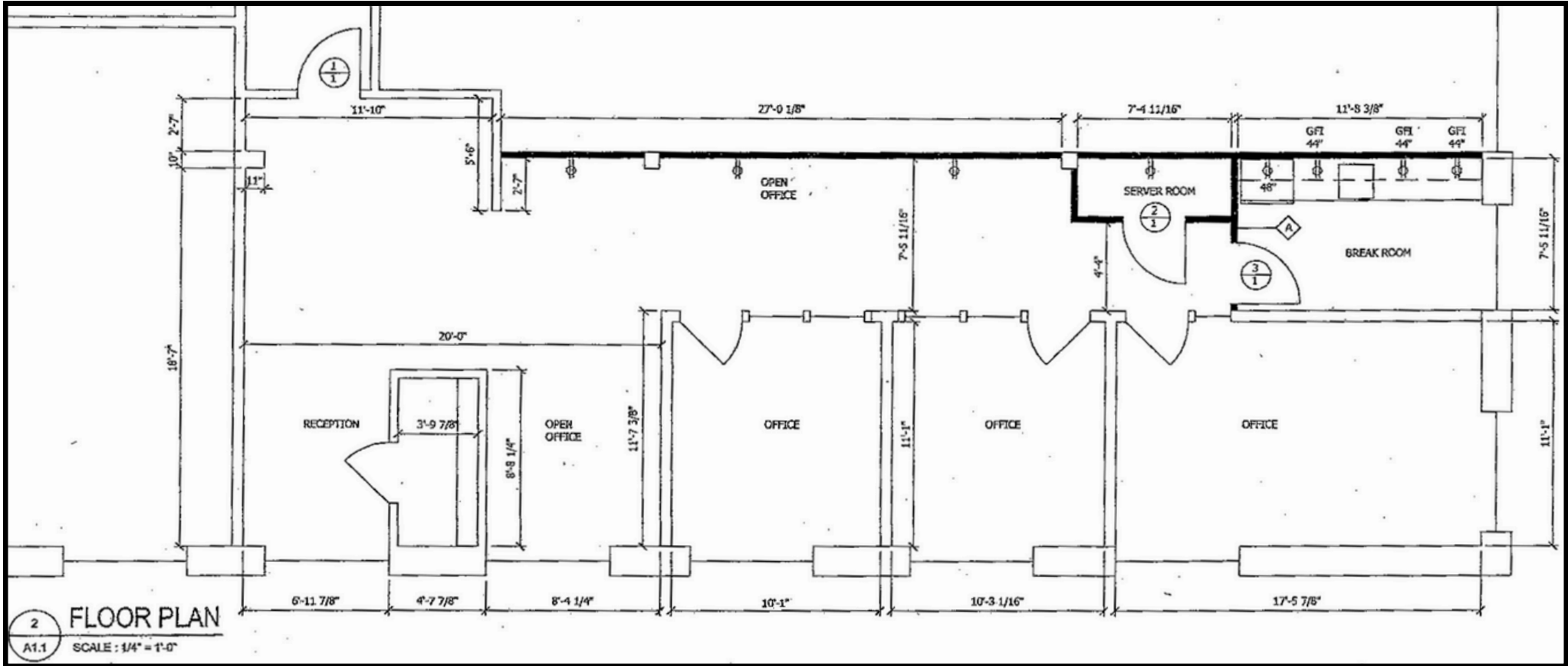


## Area Retailers:



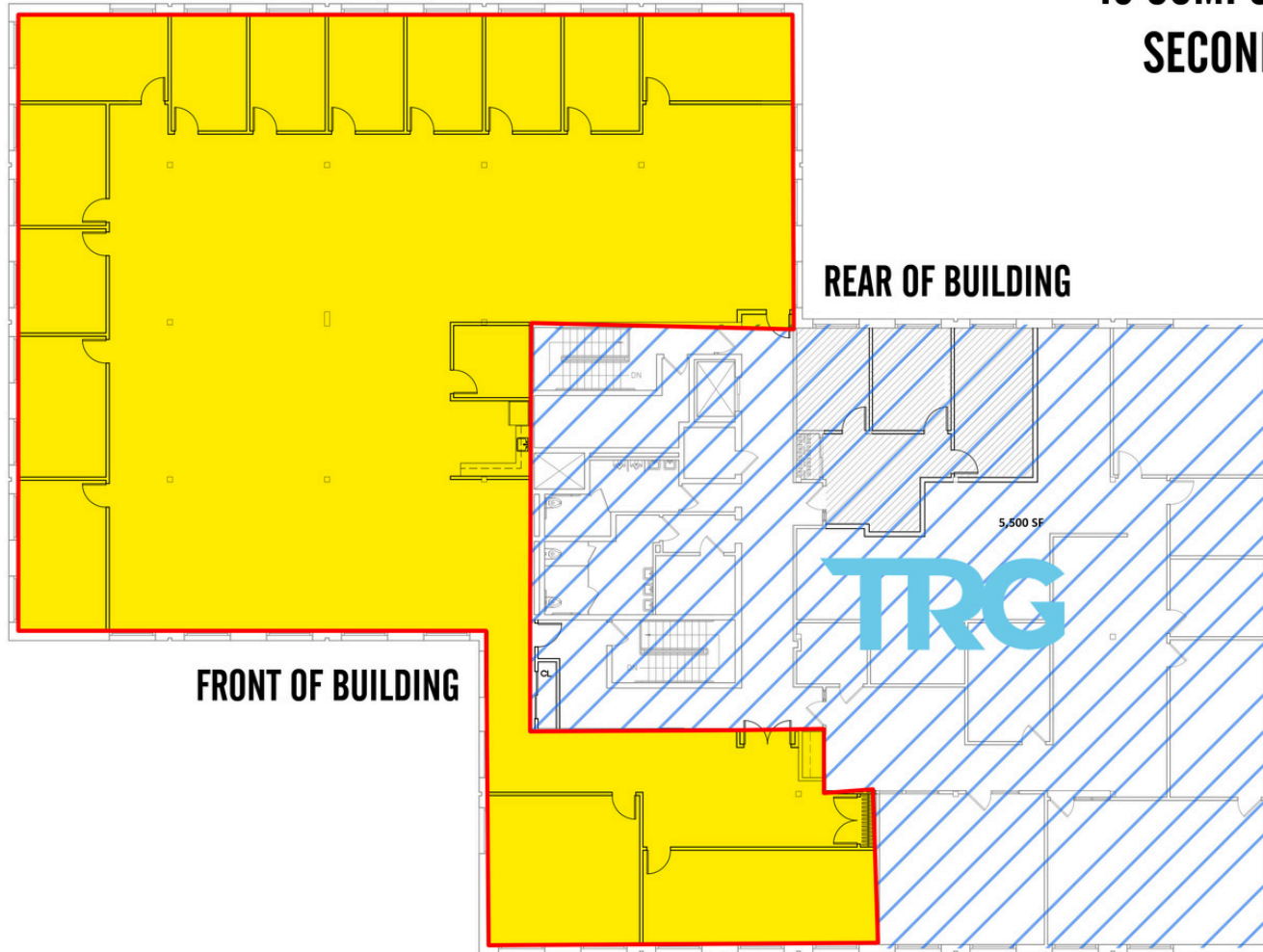


# 845 RSF 1ST FLOOR



# 1,563 RSF 1ST FLOOR

# 18 COMPUTER DRIVE EAST SECOND FLOOR LAYOUT



-  = VACANT
-  = Potential to Expand

**UP TO 9,314 SQUARE FEET AVAILABLE!**

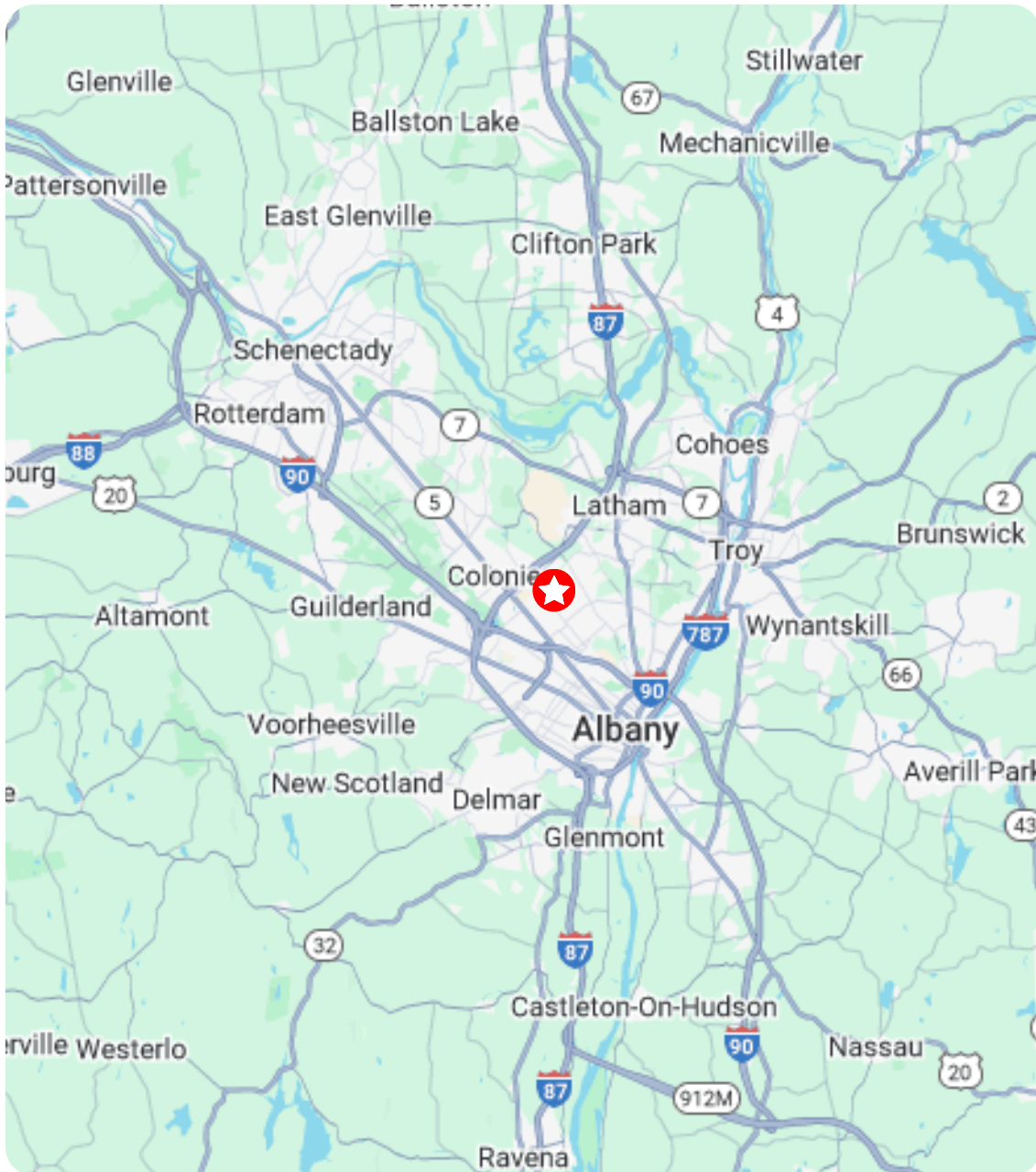
**SUBDIVIDE TO SMALLER SPACES OR  
EXPANDED UP TO 15,000 SF (ENTIRE FLOOR)!**







# 18 COMPUTER DRIVE EAST ALBANY, NY 12205



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contact exclusive brokers:

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