



150 BROADWAY

MENANDS, NY 12204
RIVERVIEW CENTER

BUILDING HIGHLIGHTS:

Under new management. Space available ranging from 1,000± SF to 92,795± SF (full floor) with contiguous floors that can be combined to accommodate larger tenants up to 185,432± SF. Covered garage and surface lot parking available. Attractive tenant improvement packages are available for credit tenants.



Recent Renovations. A unique and modern common area that sets the building apart from typical commercial spaces.



On-Site Parking. Garage and surface lot parking totaling approximately 1,845± spaces.



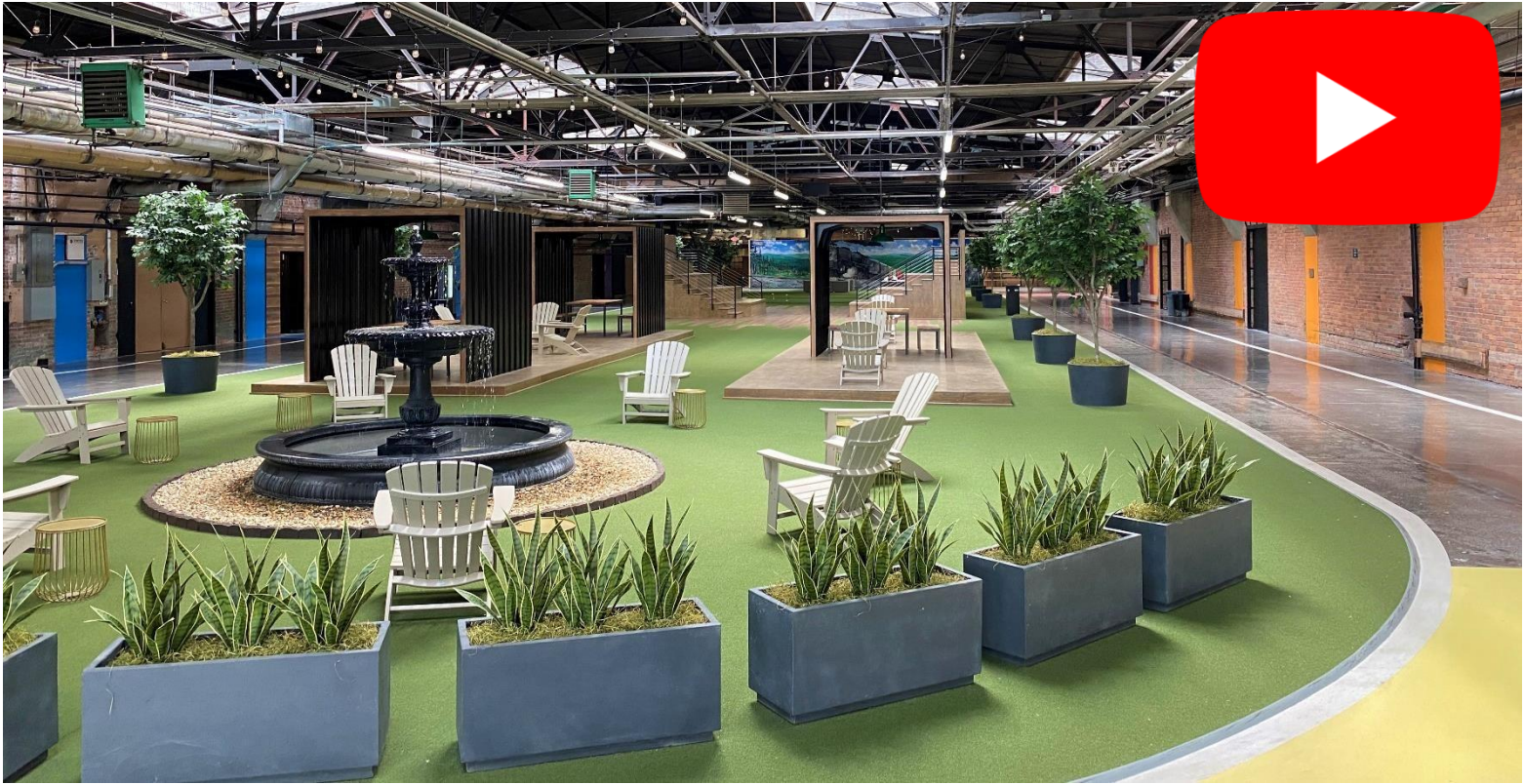
Centrally Located. Positioned at the gateway to the Albany Capital Region and minutes from major arterials including I-787, I-87 (Adirondack Northway) and I-90 (NYS Thruway).



Superior Building Amenities. Café, Convenience Store, and Walking Trails.



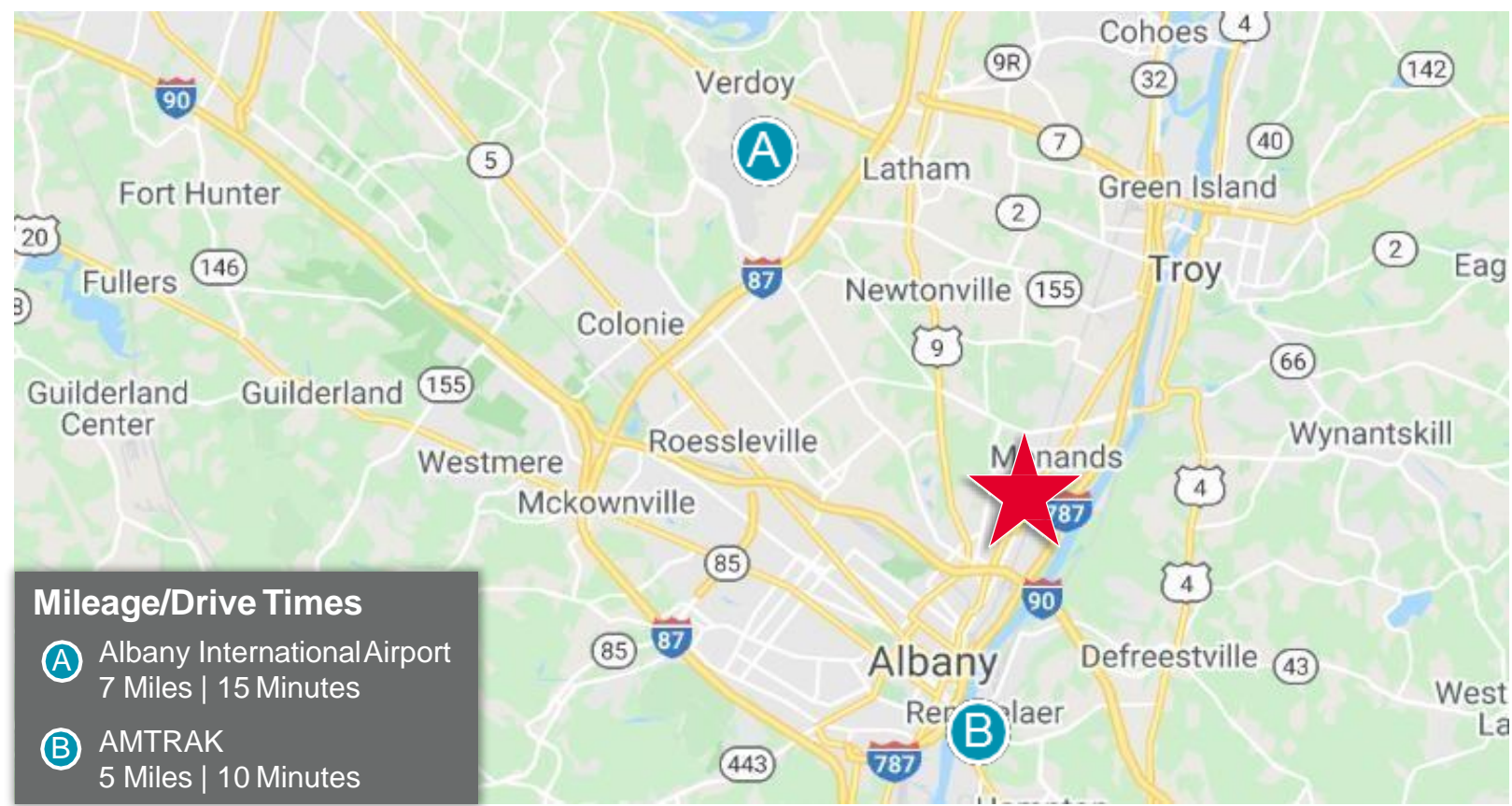
BUILDING DESCRIPTION



BUILDING FEATURES:

Address:	150 Broadway Menands, NY 12204	Zoning:	Business
Property Name:	Riverview Center	Year Built:	1929
Total Bldg SF:	977,780±	Ceiling Height:	10'-16'
Available SF:	438,719±	Loading Docks:	14
Stories:	11	Water:	Municipal
Acres:	24.80±	Sewer:	Municipal
Parking:	1,845±	A/C:	Central
Elevators	11	Heat:	GFHA & GHW

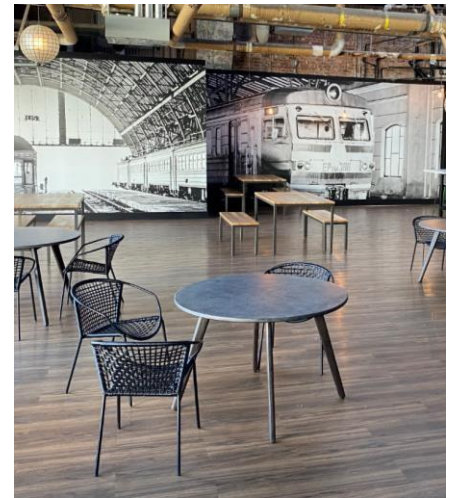
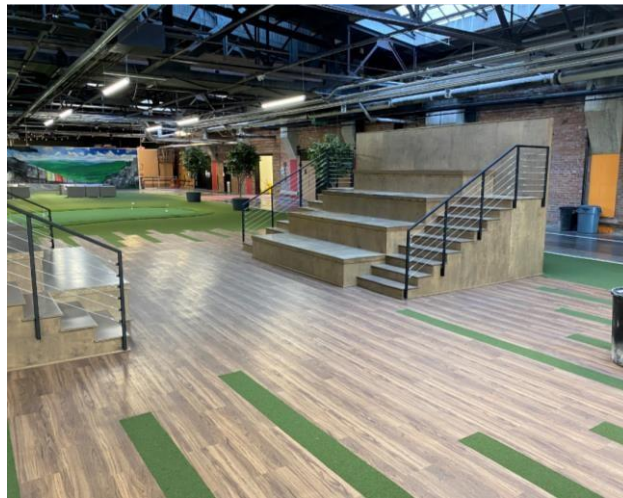
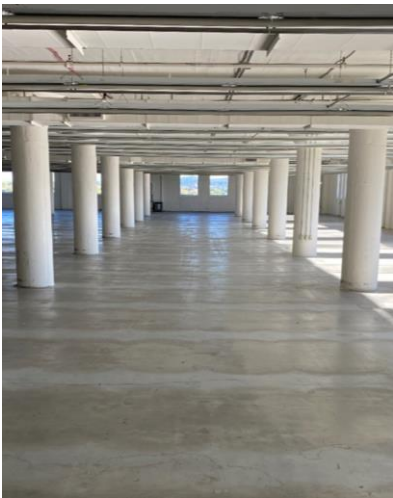
LOCATION MAPS



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PROPERTY PHOTOS



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