



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.

Two Class A office spaces in a small business park setting next to the Albany Pine Bush Trail. 2,244 RSF available with a combination of both private offices and wide open bullpen space and 4,450 RSF which is primarily wide open with a few offices and kitchen area. Very experienced and professional landlord and management team who know how to appreciate their tenants with their own in house maintenance and HVAC staff.

Robert Murphy | Real Estate Salesperson

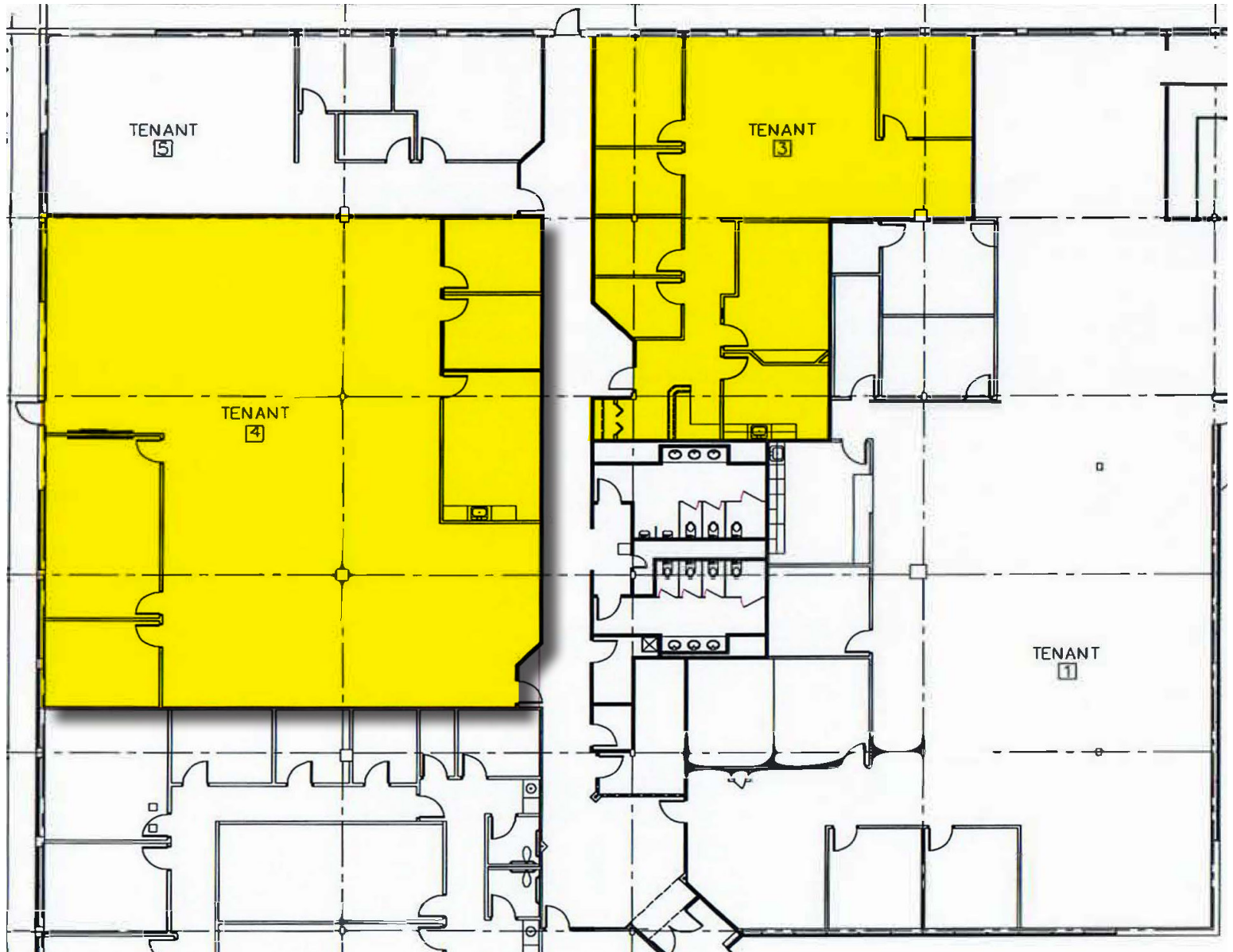
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10B Madison Avenue Extension, Albany, New York 12203

2,244 - 4,450 SF of Class A Office Space



Suite	SF	Rent
Tenant 3	2,244	\$15.50 + Utilities
Tenant 4	4,450	\$15.50 + Utilities



BUILDING INFORMATION

Building SF:	22,825 SF
Available SF:	2,244 SF
	4,450 SF
Zoning:	C-1
Parking:	88 Private Spaces
Lot Size:	2.21 Acres
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp / 3 Phase
Construction:	Brick
Age:	1997
Condition:	Excellent



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