

Office Space for Sublease

Property Overview

Offered for sublease is ±10,083 SF of office space within a larger, ±37,000 SF building located in the East Greenbush Technology Park. Sublease runs through June 2029. Natural wooded setting with amenities like the Marriott Residence Inn, providing convenient lodging for business travelers. Minutes from Albany, with direct access to the NYS Thruway and Albany International Airport.

Tax ID	156.2-1.111
2025 Assessment	\$5,712,000
Zoning	PDD
Utilities	Municipal water and sewer

For Sublease at: \$16/SF NNN (\$5.98/SF Estimated Nets)

Contact Us

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33 Tech Valley Drive
East Greenbush | New York 12061

For Sublease

Office Space for Sublease

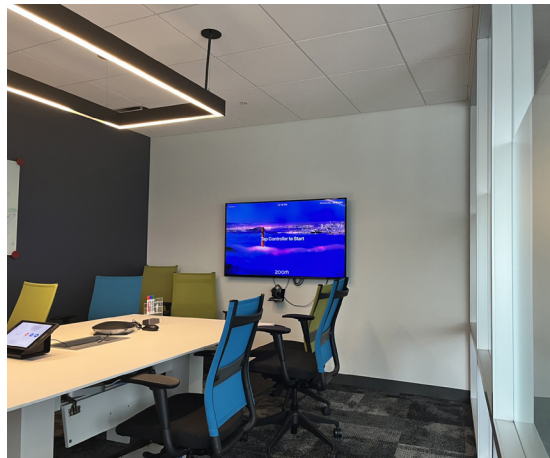
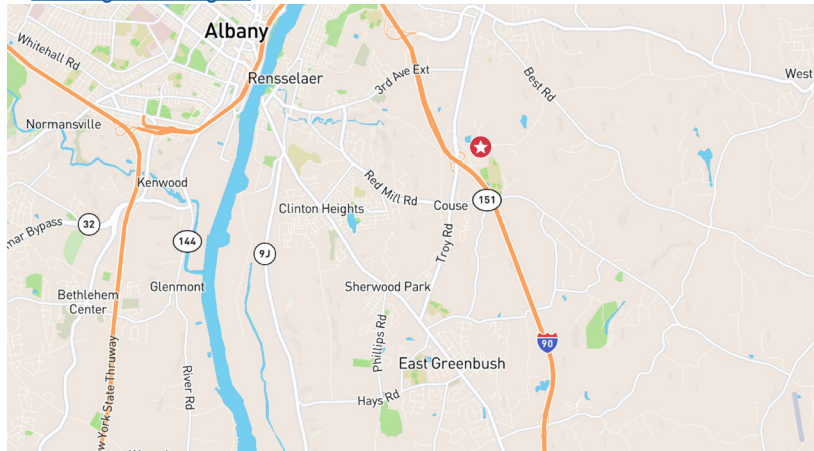
Property Details

- + Sublease runs through June 2029
- + ±100 parking spaces in lot
- + One (1) elevator in building
- + ±0.6 mi to Troy Road (Route 4), a primary commercial thoroughfare in the area with many commercial users and amenities.
- + ±1 mi drive to Exit 9 of I-90
- + Building constructed in 2018



Directions

- + Located: [Route 4 to Mannix Road to Tech Valley Drive. Property is the last building on the right.](#)



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