

FOR  
LEASE

# 32 N RUSSELL RD

ALBANY, NY



## **OFFICE SPACE FOR LEASE**

**SPACE AVAILABLE FROM 4,002 SF TO 46,530 SF**

AMPLE ON-SITE FREE PARKING

DAILY JANITORIAL INCLUDED

WILL SUBDIVIDE AND BUILD-TO-SUIT

ADA ACCESSIBLE

GREAT LOCATION DIRECTLY OFF OF CENTRAL AVE

SECONDS FROM I-90 ON/OFF RAMP

ON PUBLIC CDTA BUS ROUTE

SURROUNDED BY RESTAURANT, BANKS, SHOPPING, AND MORE!

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
Associate Real Estate Broker  
(518) 337-3705  
Rudy@CarrowRealEstate.com

**FOR LEASE**

**\$14.50 PSF**  
PLUS UTILITIES



Adding Value Through Professional Real Estate Services

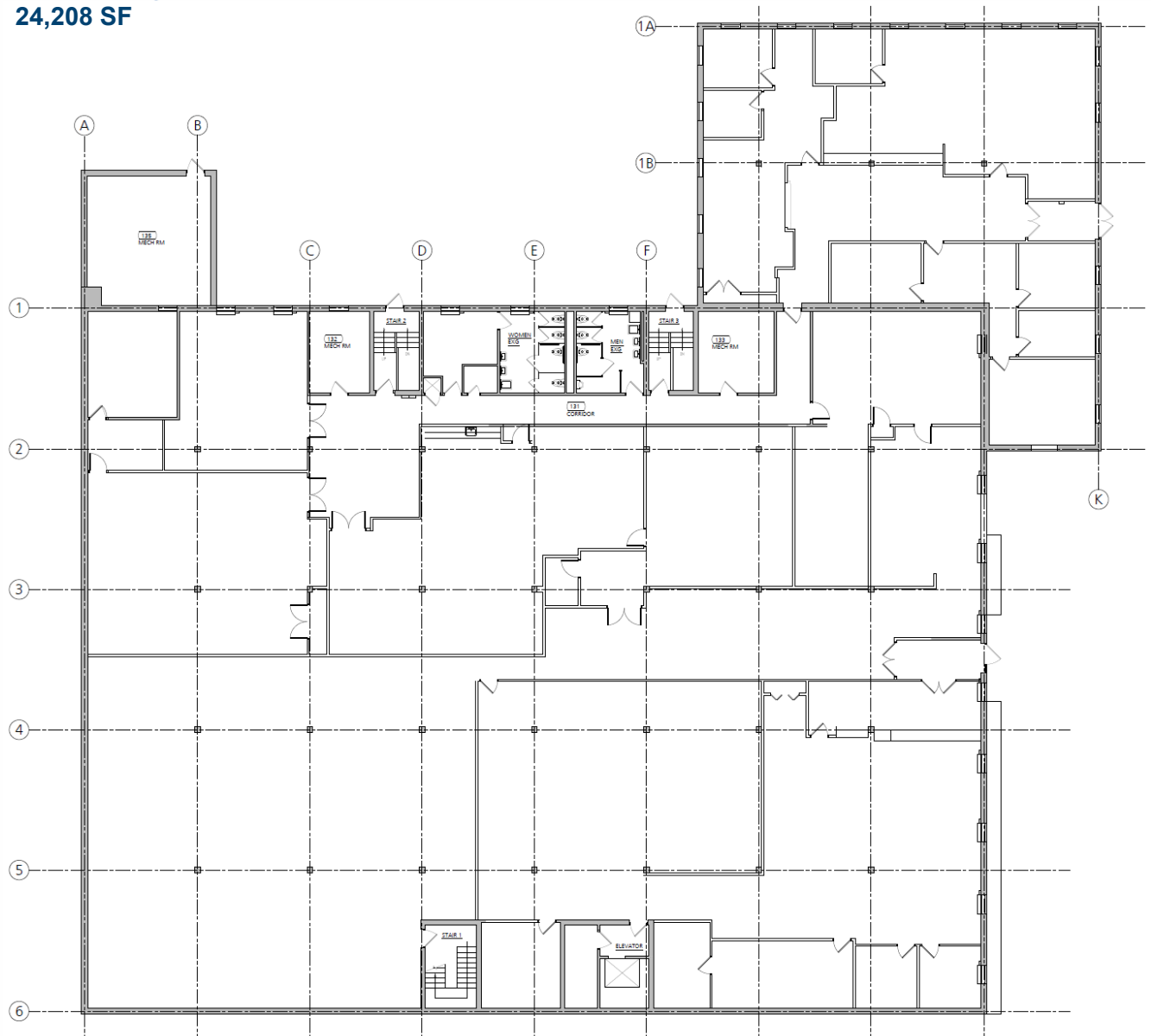
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GROUND  
FLOOR  
24,208 SF



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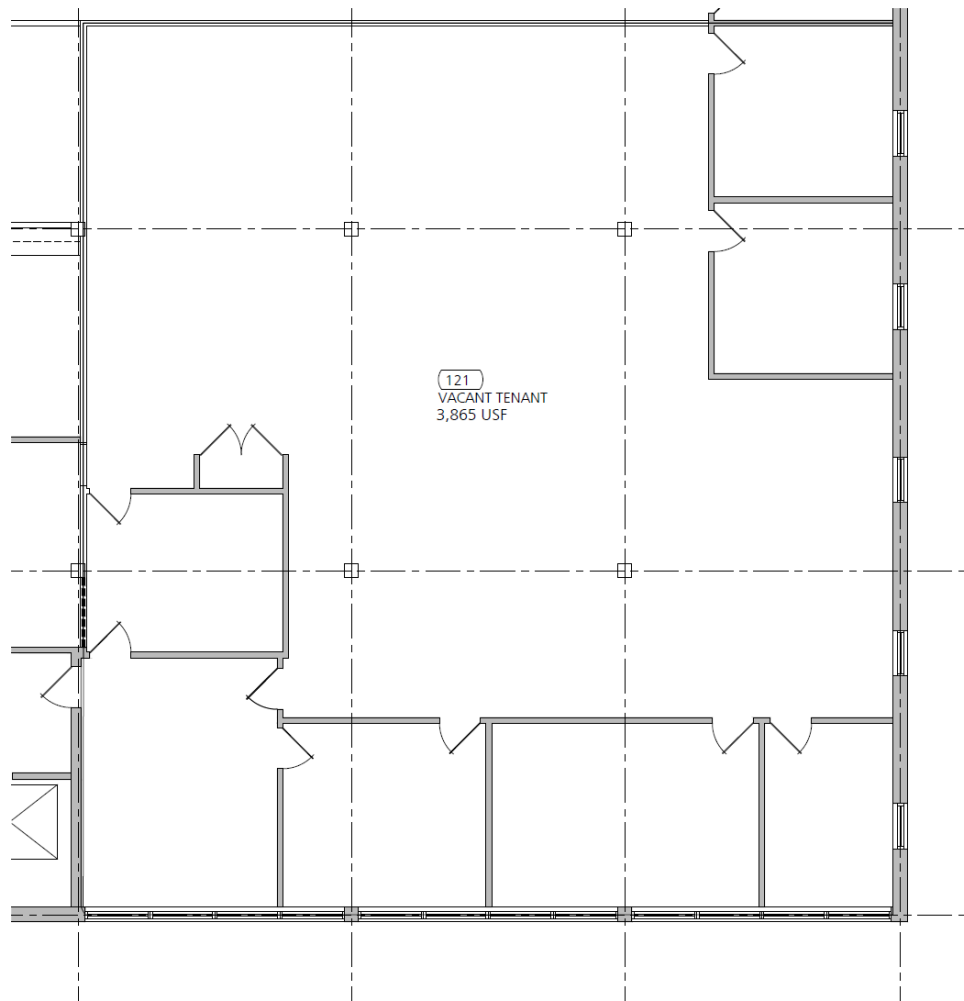
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FIRST  
FLOOR  
4,002 SF



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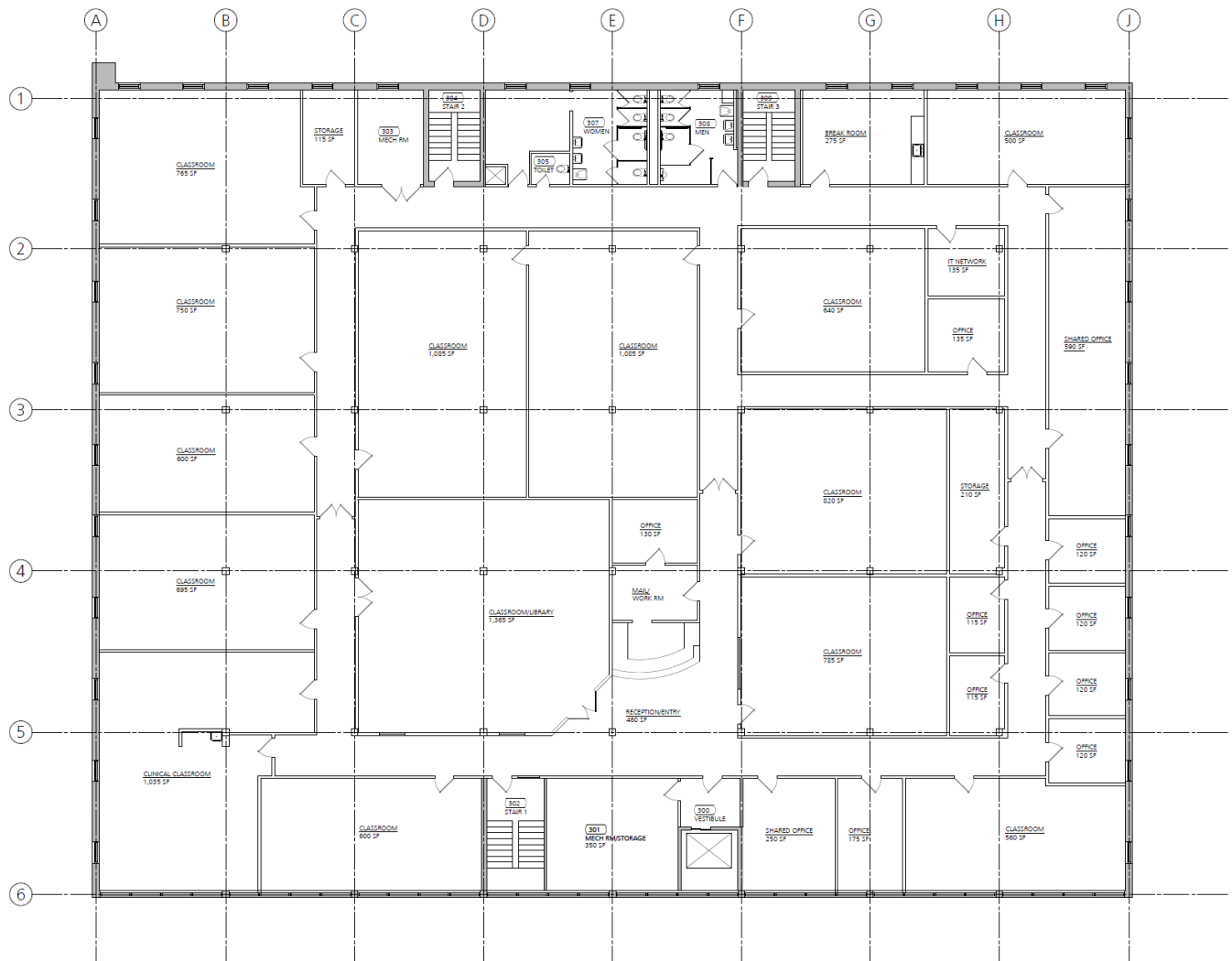
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SECOND  
FLOOR  
18,320 SF



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## BUILDING SPECIFICATIONS

- Multi-Tenant Professional Office Building
- 65,309 Total Gross Square Feet
- 61,448 Rentable Square Feet
- 2.80 Acres
- Built in 1960
- Three Stories with 1,600 Square Foot Penthouse Apartment
- Steel Frame and Masonry Construction
- Rubber Roof
- Municipal Water & Sewer
- (1) Passenger Elevator
- 3 Phase / 208 Volt Electrical Service
- Central Heating and Cooling: New Chiller 2016
- 246 On-Site Surface Parking Spaces (4:1 Parking Ratio)

## LOCATION DESCRIPTION

- Directly Next Door to Westgate Shopping Plaza, Price Chopper Supermarket and Home Depot
- 1/4 mile to I-90 Everett Road Exit
- Easy I-87 and I-90 Access
- 3.5 miles to Albany Nanotech Institute
- 10 Minutes to Albany International Airport
- Located Directly on Public CDTA Bus Route

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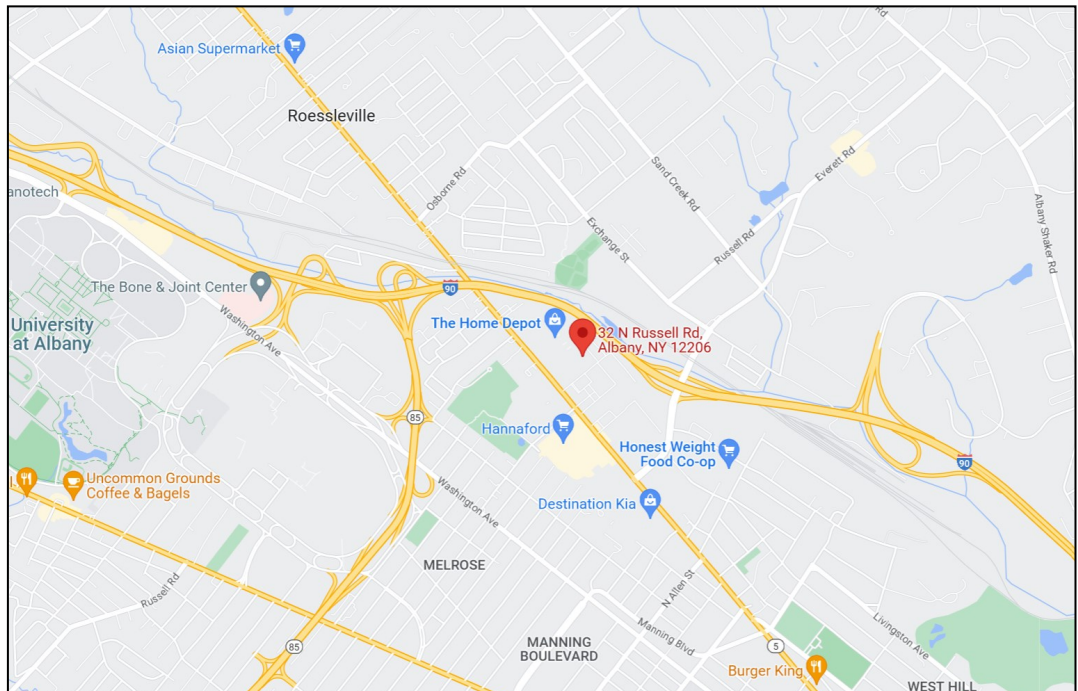
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## AREAL VIEW



## LOCATION



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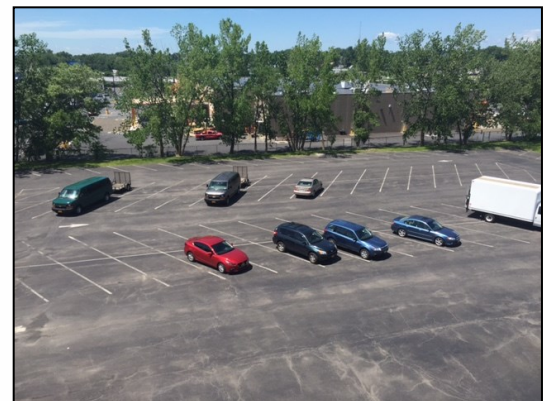


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## PHOTOS



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