

**FOR
LEASE**

725 BROADWAY

ALBANY, NEW YORK

DOWNTOWN ALBANY, NY CLASS A OFFICE



+/- 40,000 SQUARE FEET AVAILABLE OF CLASS A OFFICE

+/- 22,500 SF FLOOR PLATES

LOCATED IN ALBANY'S CENTRAL BUSINESS DISTRICT

GREAT VISIBILITY FROM I-787

BREATHTAKING VIEWS OF CITY SKYLINE & HUDSON RIVER

EASY ACCESS TO I-90 AND I-787

AMPLE ON-SITE PARKING (4.36 /1,000 SF)

SPACE CAN BE SUBDIVIDED

ON-SITE SECURITY

SURROUNDED BY NUMEROUS DINING AND SHOPPING AMENITIES

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 107 office
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

AVAILABLE FOR LEASE
INQUIRE FOR PRICING



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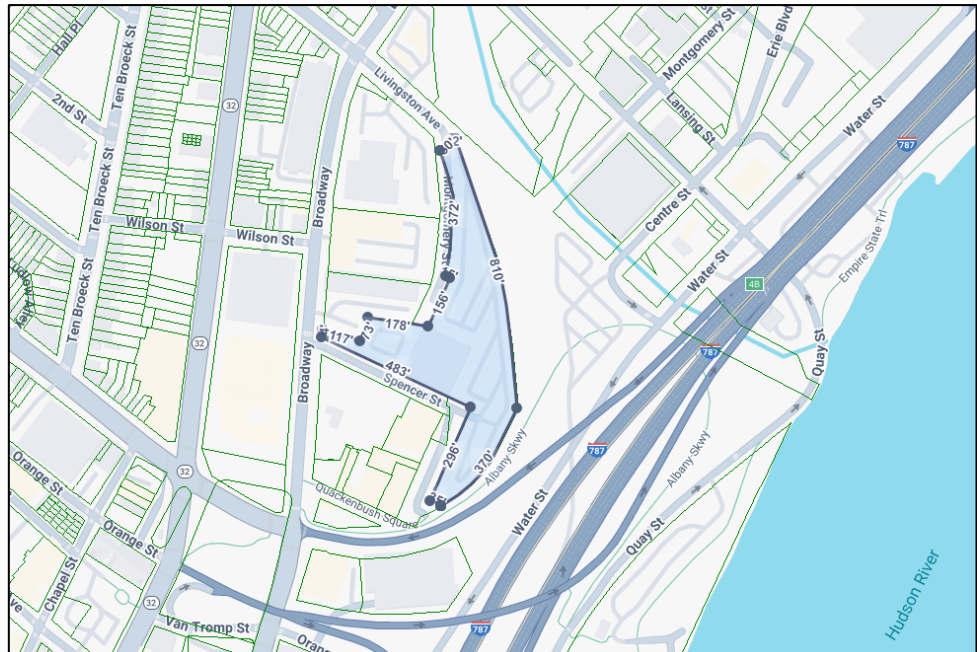
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BUILDING SPECS

Total Building Size: +/-90,000 SF
Parcel Size: +/-4.00 Acres
Zoning: Mixed-Community Urban (MU-CU)
Stories: Four (4)
Elevators: Two (2) Passenger, One (1) Freight
Loading Dock: One (1)
HVAC: Central Heating and Cooling
Water & Sewer: Municipal
Year Built: 1999

TAX MAP



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Adding Value Through

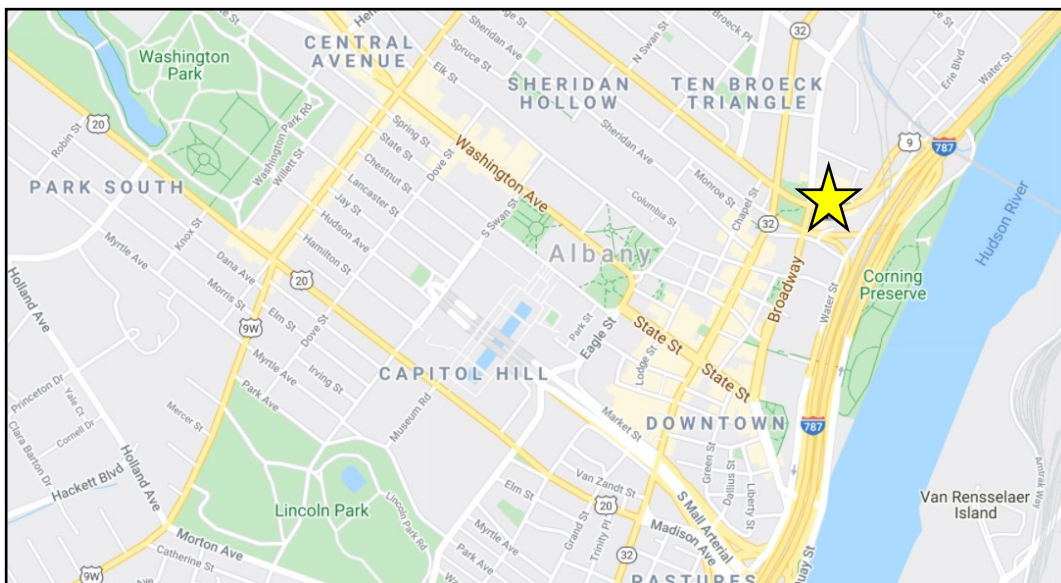
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LOCATION



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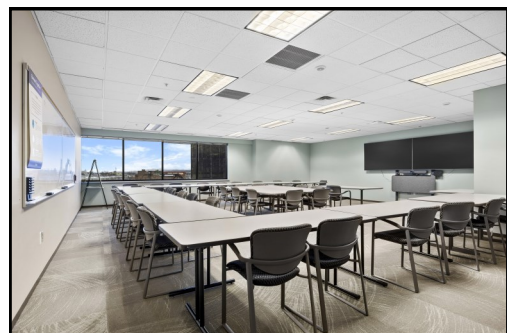
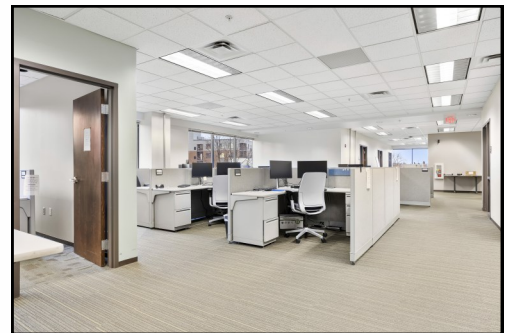
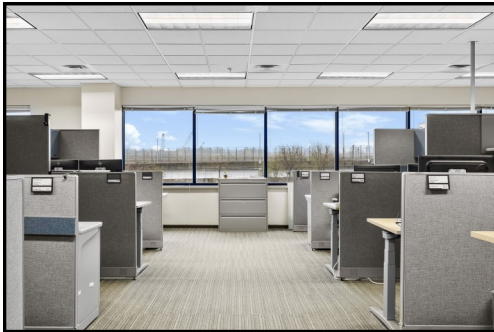
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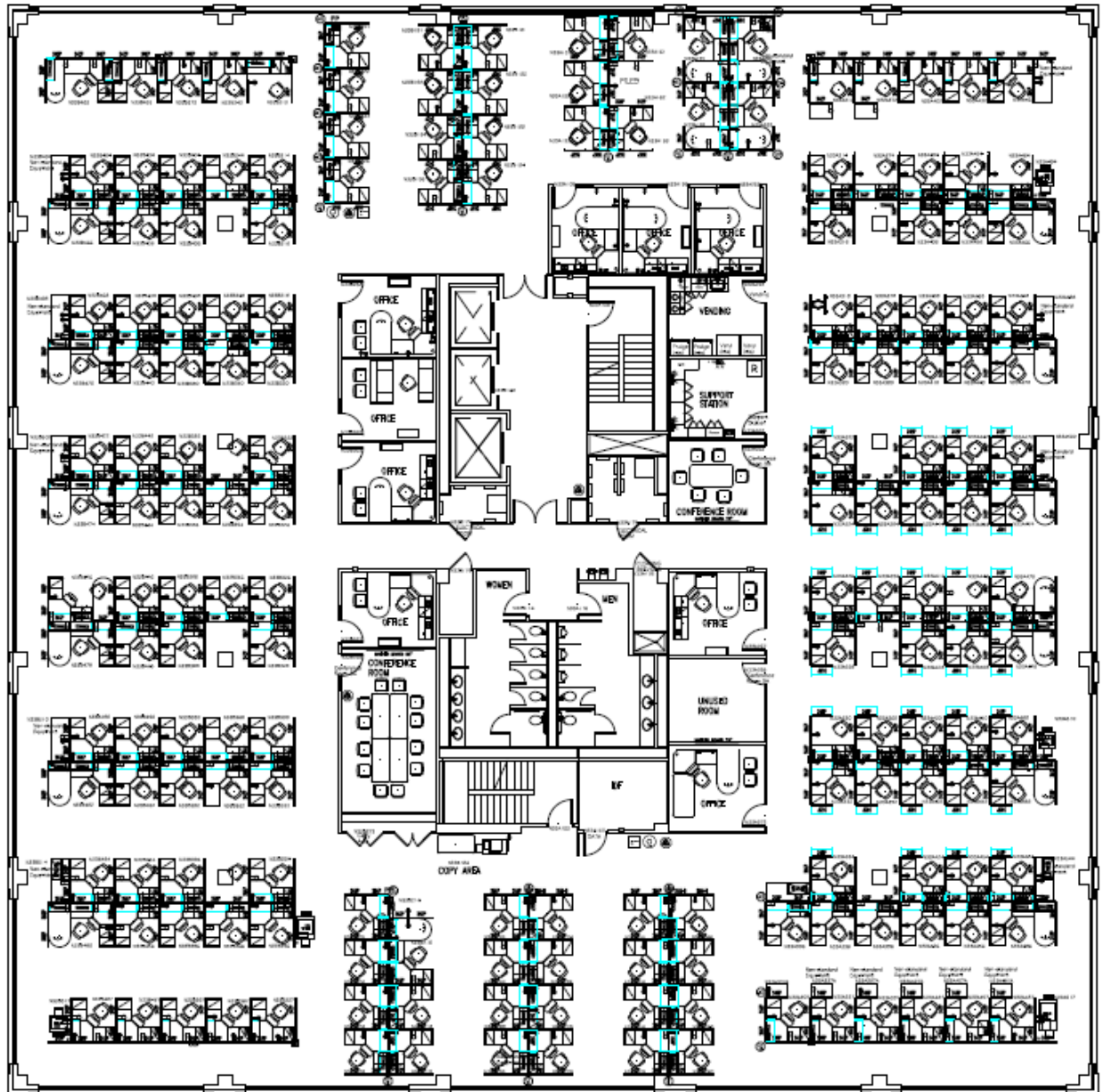
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3RD FLOOR
22,500 SF



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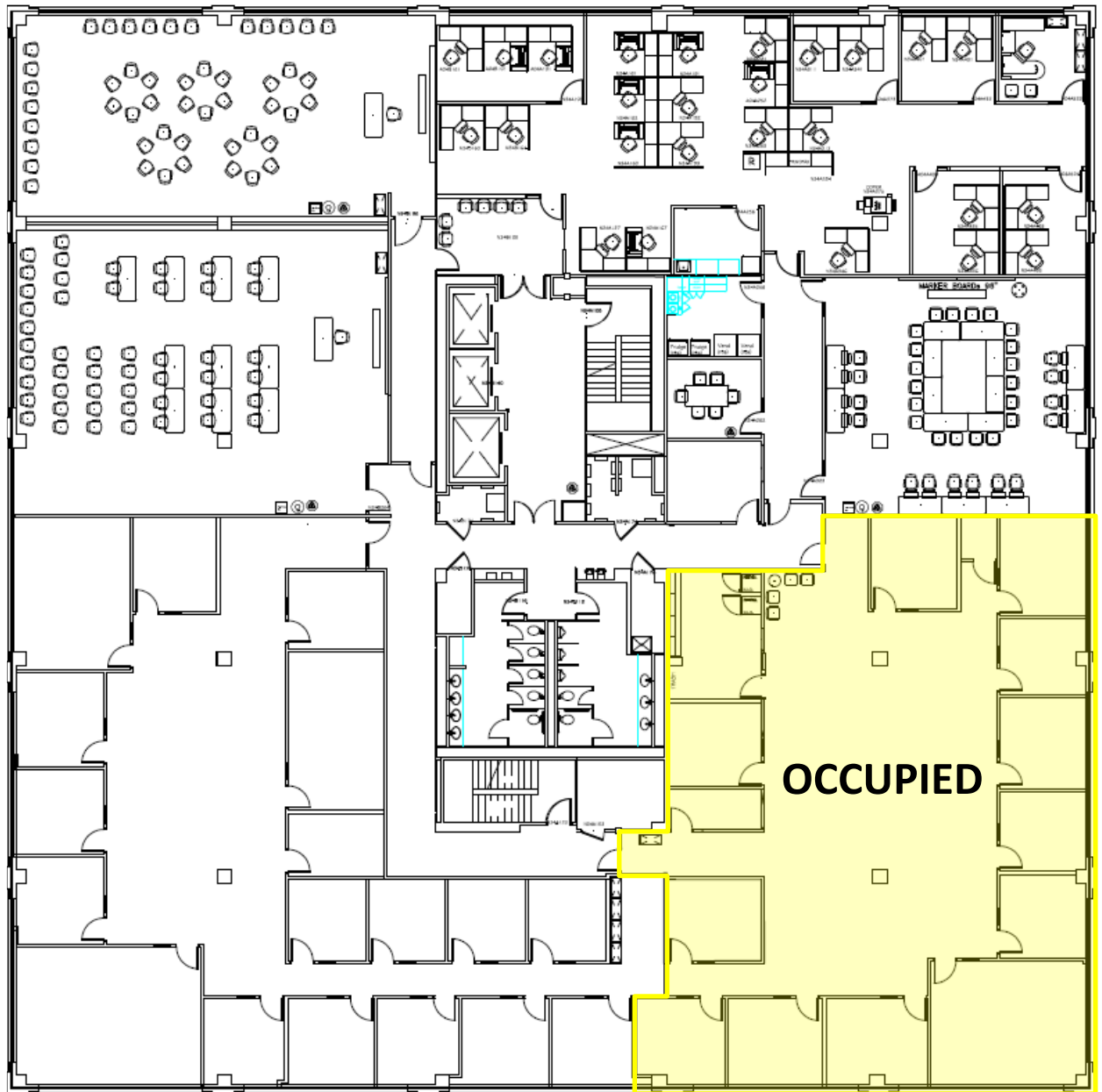
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4TH FLOOR
17,197 SF



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