

# 444 WASHINGTON ST

Rensselaer, NY 12144

FOR LEASE | OFFICE SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	4,800 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	0.2 Acres
Year Built:	1968
Building Size:	4,800 SF
Zoning:	MU1
MLS#:	143.68-1-1

## PROPERTY OVERVIEW

The building was previously used as a green energy headquarters with additional storage in the basement. The building is ideal for an owner-user. lease also considered. taxes \$7,000, insurance \$3,000.

## PROPERTY HIGHLIGHTS

- Sale also considered
- Building has roof-mounted solar panels
- Recently renovated offices
- large storage space in the basement
- overhead door with van parking inside
- off-street parking

### Ben Feinman

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### Sam Feinman

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**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

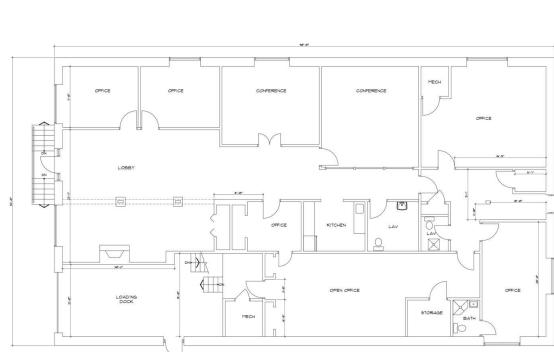
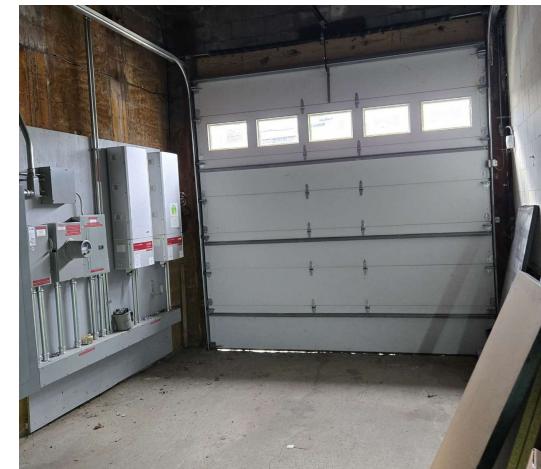
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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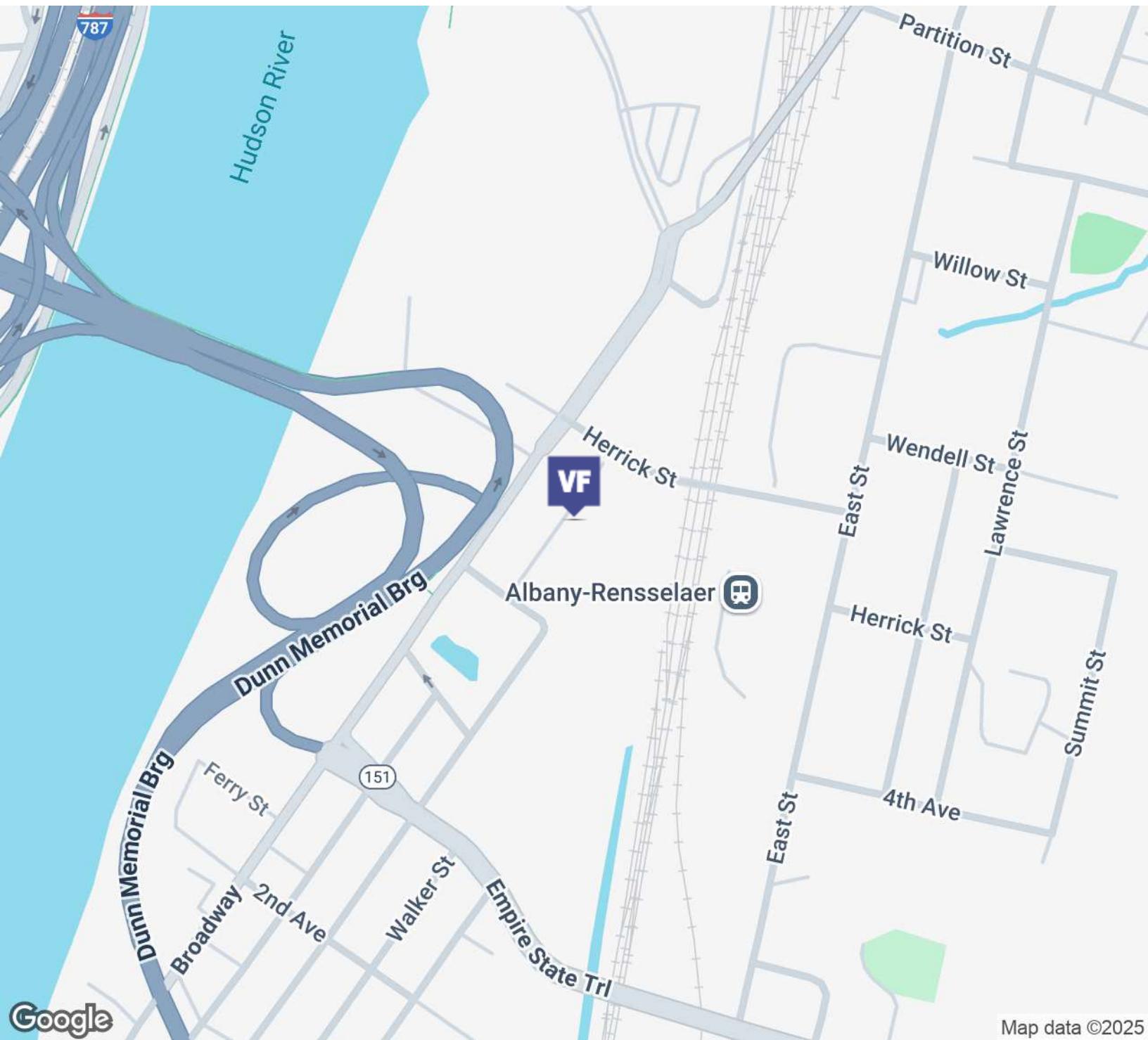
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LOCATION MAP



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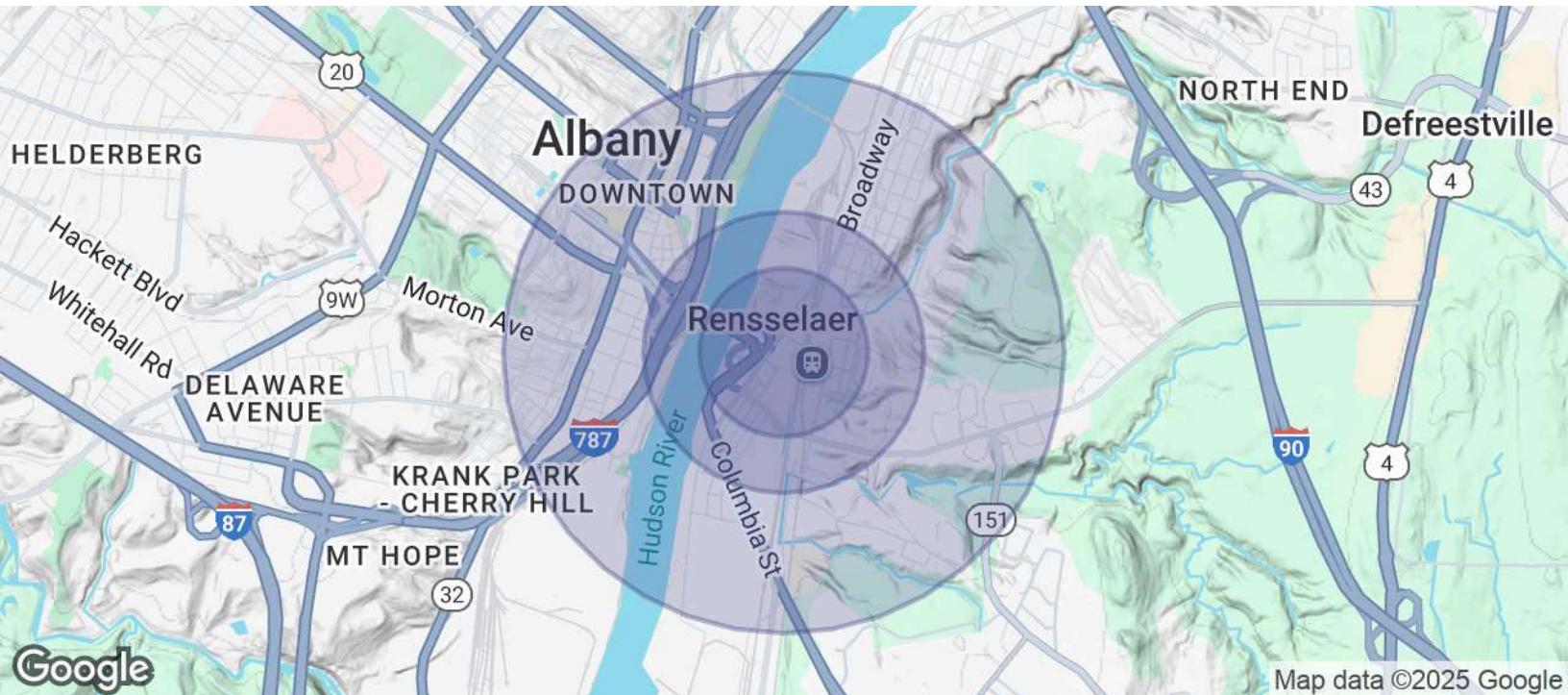
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	631	2,497	12,251
Average Age	39	39	38
Average Age (Male)	39	39	38
Average Age (Female)	40	39	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	1,209	5,900
# of Persons per HH	2	2.1	2.1
Average HH Income	\$67,705	\$67,093	\$71,441
Average House Value	\$216,419	\$217,257	\$228,614

Demographics data derived from AlphaMap

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