



FOR SUBLEASE

2080 WESTERN AVENUE
GUILDERLAND, NY 12205

2,950± SF

**OFFICE SPACE
AVAILABLE FOR
SUBLEASE**

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CUSHMAN &
WAKEFIELD

Pyramid Brokerage
Company



2,950± SF

Property Highlights

Office Space Available in Hamilton Square Shopping Plaza. Surrounded By Large Anchor Tenants. Sublease runs through October 2028.

- Class A Space
- In-Line Corner Suite
- Currently Built Out As Office Space
- (6) Offices, Breakroom, Large Conference Room, Reception Area, (2) Bathrooms
- Building Signage
- Alarm System
- Highly Visible Along Western Ave
- Co-Tenants Include: Juniors Bar and Grill, Market 32, Jimmys Johns, Vent Fitness, Starbucks, Sherwin-Williams Paint, Empire Vision, M&T Bank, Priority One Urgent Care and more
- Easily Accessible Via I-87 and Western Ave

Demographic	1 Mile	3 Miles	5 Miles
Population	6,669	24,672	89,871
Households	3,122	10,724	36,191
Average H.H. Income	\$113,326	\$136,648	\$125,969
Daytime Employees	3,483	26,279	85,231
Source:			ESRI

Traffic Counts

Western Ave	30,078 AADT
New Karner Rd	9,725 AADT
Source:	NYS DOT

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[Click to View Property Video](#)



Property Highlights

Address	2080 Western Ave, Guilderland NY	Fire Protection	Sprinklers
Year Built	1973	Floors	1
Total Building SF	161,797± SF	Parking	750 Spaces
Available SF	2,950± SF	Zoning	General Business
Construction	Brick	Lighting	Fluorescent
Land Area	13.69± acres	HVAC	Forced Air
Office Area	2,950± SF	Roof Type	Rubber
Clear Height	10'	CAM Rate	\$6.50/SF
Signage	Building	Lease Type	NNN

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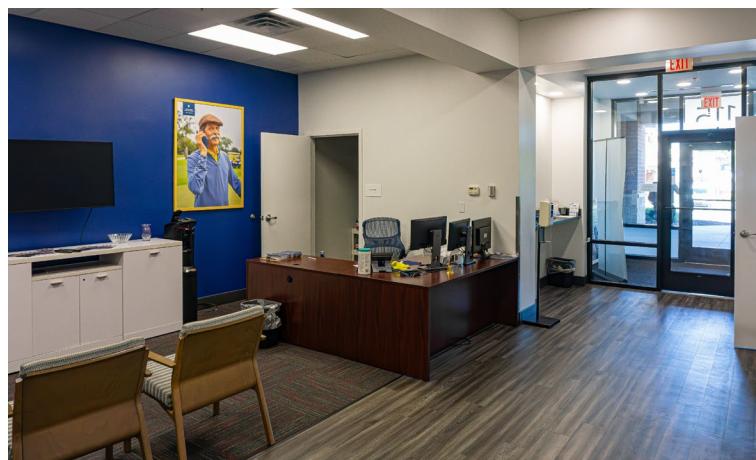
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For additional information, please contact:



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