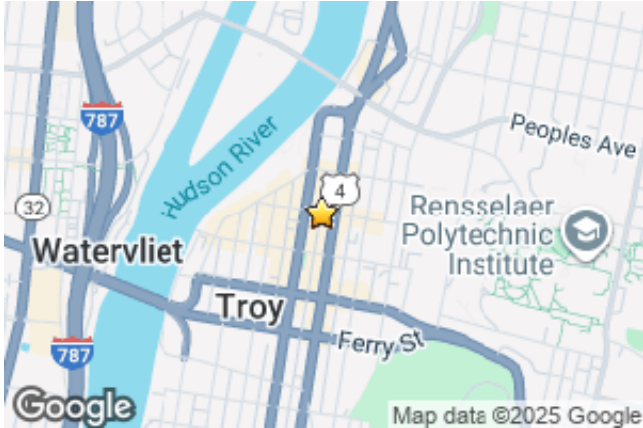


Commercial Lease
MLS# 202500999
353 Broadway
Troy, NY 12180
County: Rensselaer

Building Area Total: 7,704 Building Available SQFT: 2,000	Year Built: 1980 Stories:	\$2,600 Month
Property Sub Type: Office		Active DOM: 37



Parcel Number: 381700 101.53-9-2
Lot Size Dimensions: 40'x63'
Lot Size Square Feet: 2,614
Lot Size Acres: 0.06

Public Remarks: Professional office space available in the heart of downtown Troy, NY. This well-maintained suite features flexible a floor plan, high ceilings, and large windows providing ample natural light. Located steps from restaurants, shops, and public transportation, with easy access to major highways. Ideal for startups, creative firms, or established businesses seeking a vibrant urban setting.

Directions: I-787 N x8 for 23rd St, R Hudson Ave, cont Lower Hudson Ave, R Albany Ave/Green Island Bridge, R 5th, R Broadway. 353 on L.

General Property Information	Square Footage Information			Business/Tax Information
Cooling: Central Air Heating: Natural Gas Sewer: Public Sewer Water: Public Tenant Pays: Electricity Current Use: Office Possible Use: Office; Office Plus; Office/Retail; Retail; Other Parking Y/N: Parking Total: 0 Parking Features: Parking Total: 0; On Street; Public	Total SqFt	Avail SqFt	Ceilings	Total Taxes Description: Estimated Tax Annual Amount: 9,000
	Building: 7,704	2,000	10	
	Office:	2,000		
	Warehouse:	0		
	Retail:	0		

Listing Provided as a Courtesy of:
:



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