

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

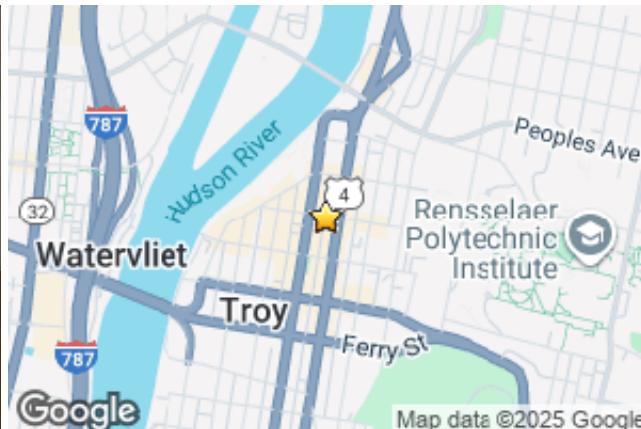
**Building Area**  
**Total: 7,704**  
**Building Available SqFT:**  
**2,000**

**Year Built: 1980**  
**Stories:**

**\$2,600 Month**

**Property Sub Type:**  
**Office**

**Active**  
**DOM: 37**



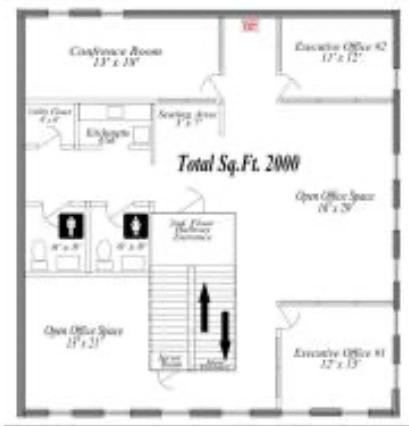
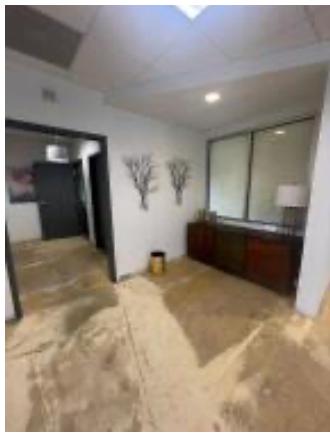
**Parcel Number:** 381700 101.53-9-2  
**Lot Size Dimensions:** 40'x63'  
**Lot Size Square Feet:** 2,614  
**Lot Size Acres:** 0.06

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

**Listing Provided as a Courtesy of:**



Information is deemed to be reliable, but is not guaranteed. © 2025 [MLS](#) and [FBS](#). Prepared by Jesse D Tranvaag on Thursday, October 16, 2025 10:11 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.