



**FOR SUBLEASE**  
**±33,405 SF**  
**\$11.95/SF NNN**

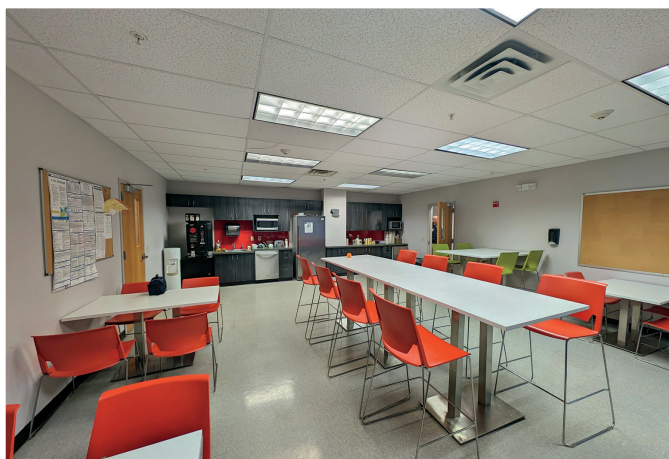
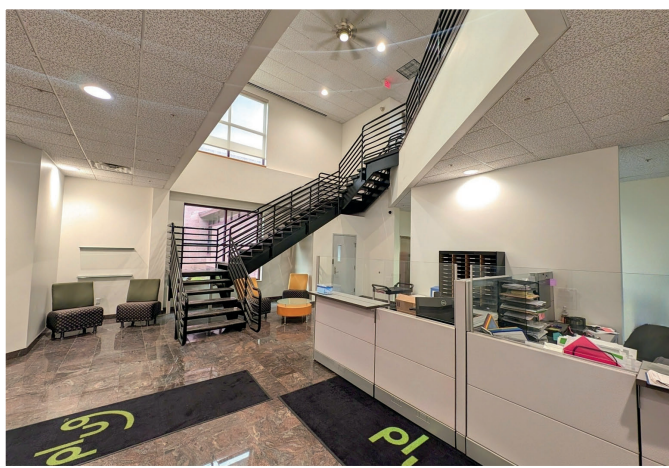
## Two Story Class A Office

Building 1 - 968 Albany Shaker Road, Latham, NY 12110

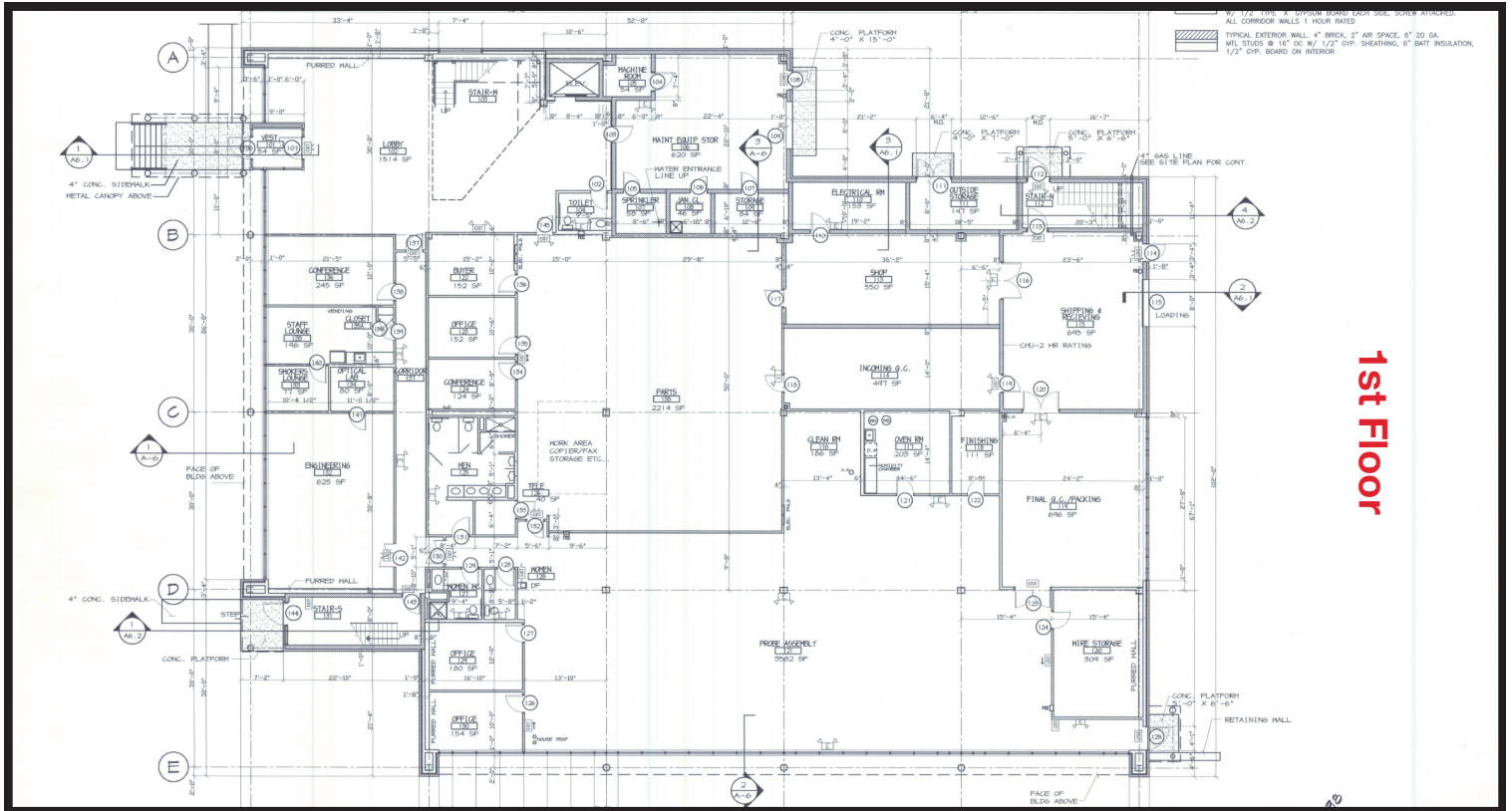
### PROPERTY DESCRIPTION

Offered for sublease is ±33,405 SF office building is part of a three building campus, but can be sub-leased separately from the two manufacturing buildings on the site.

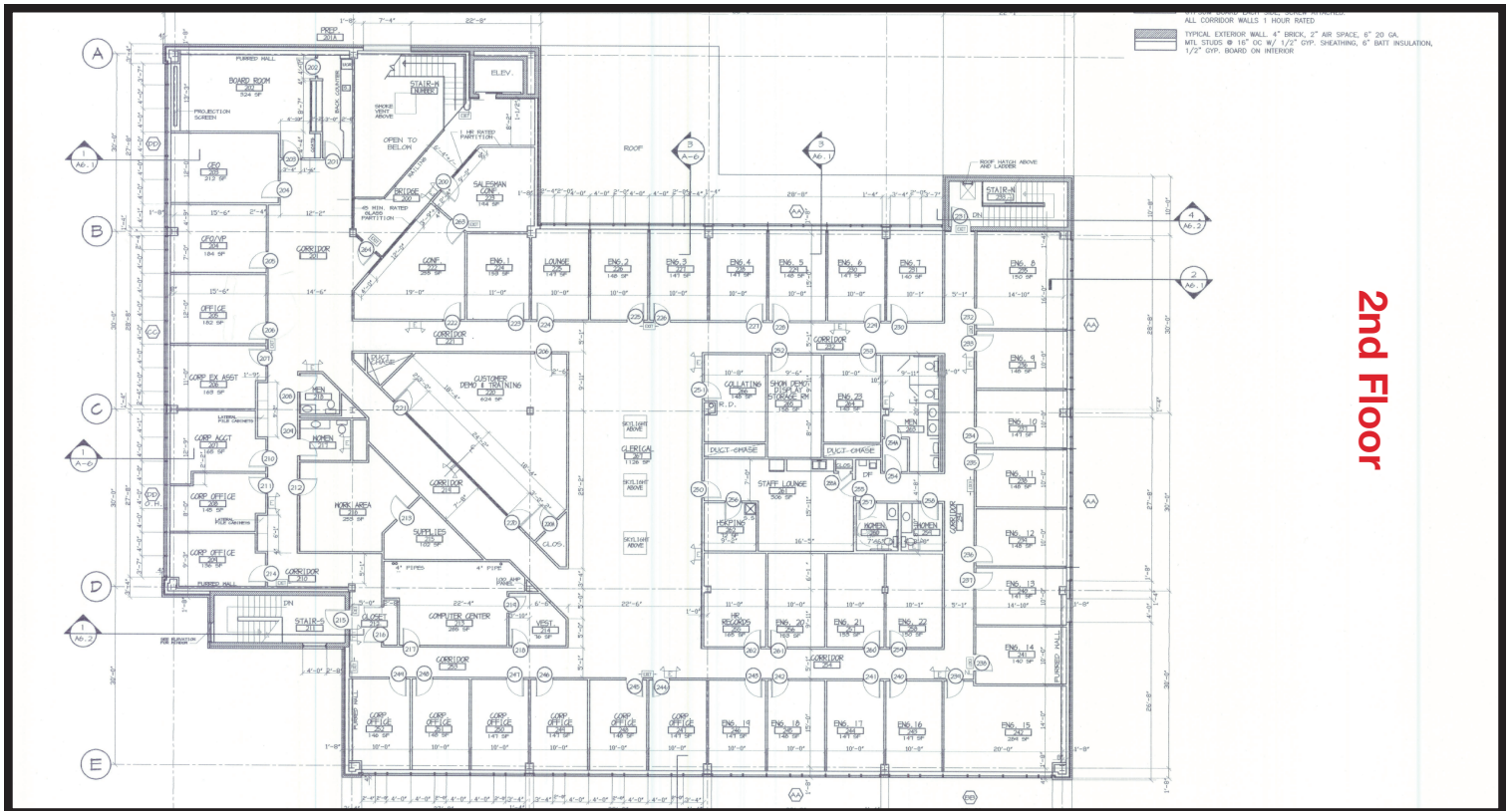
- 98 Offices, 118 Cubicles, Break, Lunch Room
- Electric MDP 1&2, 480/277v, 800 amp MP3, 480/277v 600 amp
- Municipal water and sewer; Natural gas and electric supplied by National Grid
- Full sprinkler system and card key access throughout
- Ample parking
- ADA compliant



Visit the website to get more information.  
[www.968albanyshaker.com](http://www.968albanyshaker.com)



1st Floor



2nd Floor

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Two of the listing agents, Daniel C. O'Brien and Joe Sausto, are also the owners of the property. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.