



54 STATE

ALBANY
NEW YORK

STATE OF GREEN

SAVING ENERGY & RESOURCES

HEALTHIER WORK ENVIRONMENT

REDUCED OPERATING EXPENSES

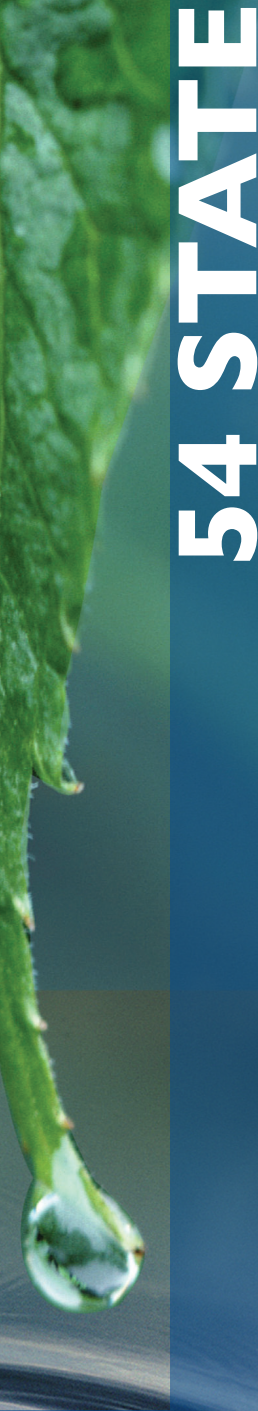
INCREASED PRODUCTIVITY

**OFFICE SUITES FROM 1,000
TO 16,000 SQ. FT. AVAILABLE.
CONTIGUOUS FLOORS CAN
BE ASSEMBLED**

GREEN MATTERS

HEALTH MATTERS

OMNII



54 STATE

SAVING ENERGY

\$1.3 million HVAC & lighting system upgrades completed in 2009 in conjunction with NYSERDA.

Resulted in Energy Star rating.

SAVING RESOURCES

Reduced carbon footprint equal to taking 191 cars off the road annually.

Single-Stream Recycling extends landfill life and promotes environmental sustainability.

REDUCED OPERATING EXPENSES

Saving a minimum of 40% in annual energy costs.

HEALTHIER WORK ENVIRONMENT

Improved air quality.

Improved HVAC comfort.

Cleaning products and procedures that are safer for tenants and the environment.

HEALTHIER LIFESTYLE

State-of-the-art Fitness Center.

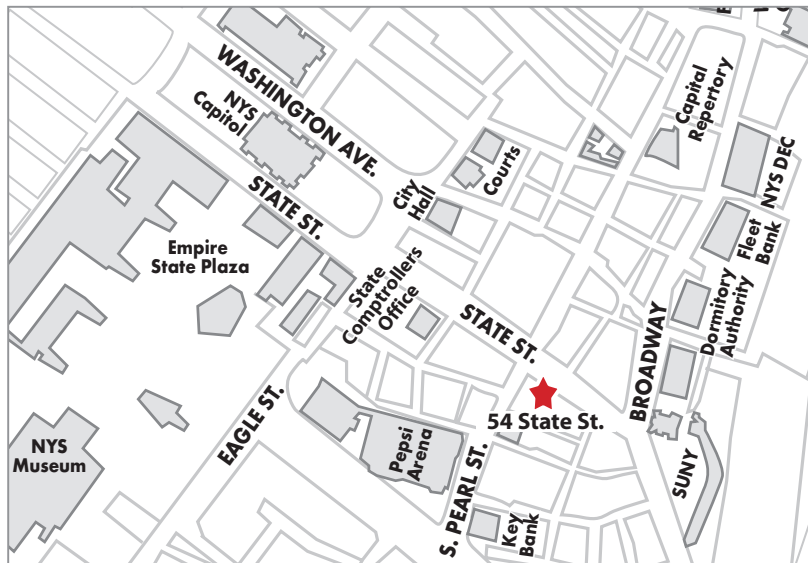
Certified Personal Trainers, Yoga and Pilates classes. Spacious and immaculate locker rooms with showers. Street views from second floor location.

Organic vending machines that offer healthy snacks and beverages.

FAST, EASY ACCESS

Close to parking, financial district, courts, government offices, banks, restaurants, arts and entertainment.

Access to neighboring penthouse conference center and banquet facility.



CLASS "A" OFFICE SPACE

High end finishes, fabulous downtown views, multiple fiber optic providers, proactive and responsive management.



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