



**Pyramid Brokerage
Company**



**FOR SUBLEASE
30 SOUTH PEARL STREET
ALBANY, NY 12207**

FOR SUBLICENSE
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ALBANY, NY 12207



PROPERTY DESCRIPTION

Penthouse Space. Long Term sublease. Two conference rooms, 17 private offices. Full kitchen, lunchroom, break room. Rooftop outdoor Mezzanine. Outdoor private patio. Turnkey Space. All FF&E included.

[CLICK TO VIEW PROPERTY VIDEO](#)

PROPERTY HIGHLIGHTS

Address:	30 South Pearl Street Albany, NY 12207	Term:	Negotiable
Locale:	Albany Business District	Ceiling Height:	9'
Lease Type	Sublease	Stories:	14
Total Bldg. SF:	225,860± SF	Elevators:	5
Available SF:	10,089± SF	Condition:	Excellent
		Year Built:	1984



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PROPERTY LOCATION MAP



DEMOGRAPHICS

(Ring of 1 Mile)



GENERAL DEMOGRAPHICS



23,174
2021 Household Population (Esri)



23,830
2021 Total Population (Esri)



1.96
2021 Average Household Size (Esri)



2,059
2021 Total (SIC01-99) Businesses



63,179
2021 Total (SIC01-99) Employees



\$37,682
Median Household Income



\$28,683
Per Capita Income



\$12,288
Median Net Worth



\$1,259
Medical Care



\$2,503
Annual Health Insurance Expenditures

SERVICES SUMMARY



963

Service Businesses (SIC)



\$1,783,690

Service Sales (\$000) (SIC)



33,807

2021 Daytime Population: Workers



38

2021 Transportation (SIC40-47) Businesses



78,053

2021 Transportation (SIC40-47) Sales (\$000)



846

2021 Transportation (SIC40-47) Employees



13,108

2021 Civilian Population in Labor Force



8.5%

2021 Unemployment Rate (Esri)



2,059

2021 Total (NAICS11-99) Businesses

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

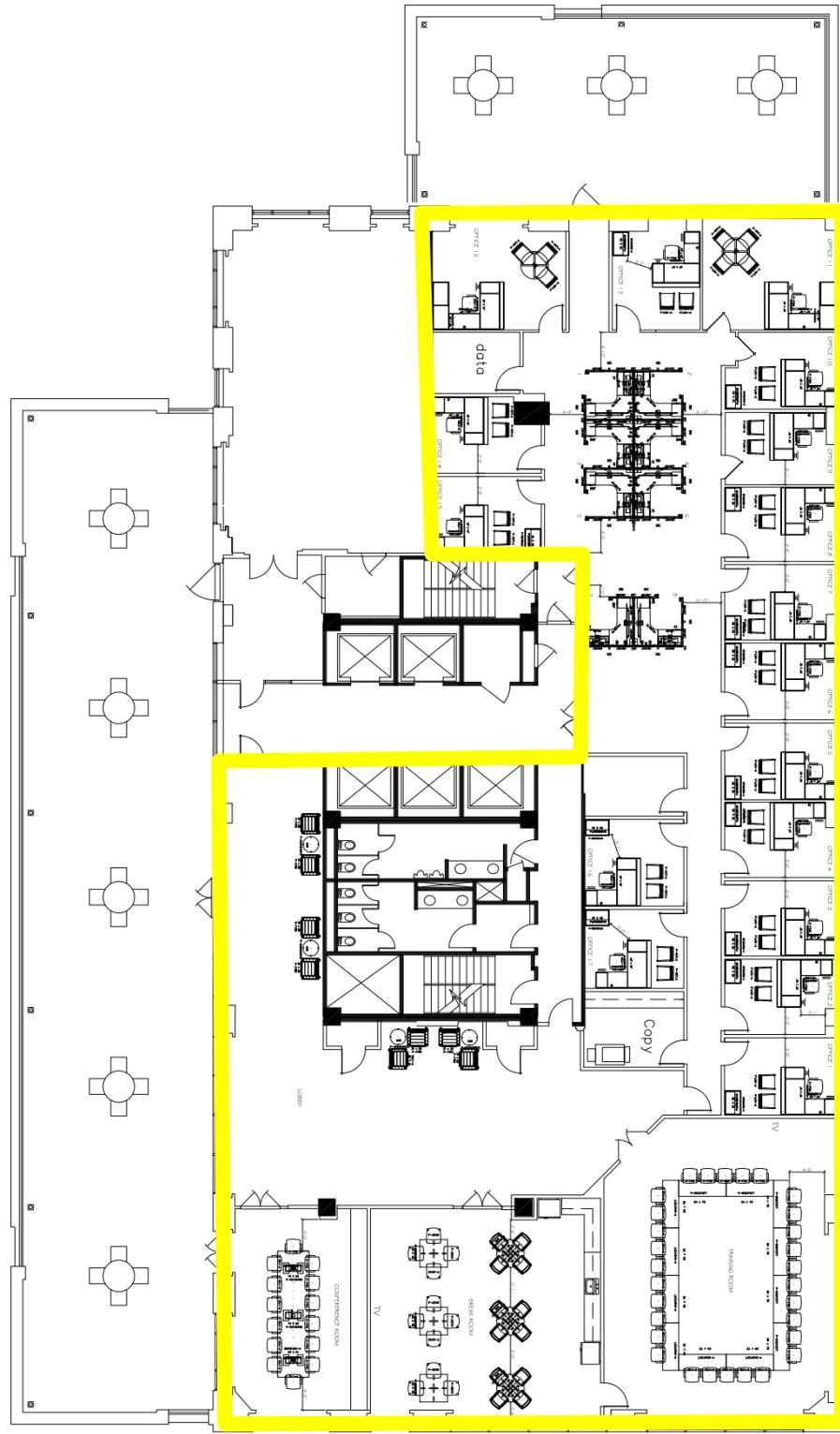
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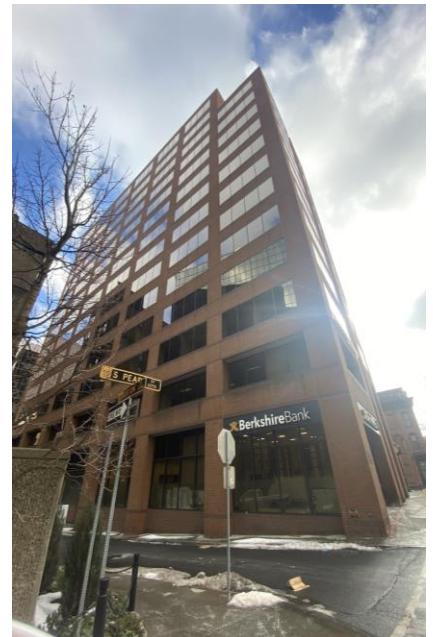
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FLOOR PLAN



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For further information, contact:

MICHAEL STRUZZI

Real Estate Salesperson
+1 518 878 4759 (mobile)

mstruzzi@pyramidbrokerage.com

40 British American Blvd.
Latham, NY 12110

Main: +1 518 489 9199

Fax: +1 518 489 3492

pyramidbrokerage.com