

50 4th Street, Troy, New York 12180

FOR LEASE

\$18.00 / SF + UTILITIES



Troy's Neoclassical Building Readied for Tenant to Spread-out

This stunning historic bank building built in 1936 with many period features has been modernized for a variety of purposes. The main floor of nearly 3,500 SF has original Terrazzo flooring, towering walls with lighted-arched accents and columns and three stories of vast wide open space to a back-lit glass ceiling. It is ideally suited for multiple uses - **especially in this "social distancing" world we are now in.**

The owner has painstakingly restored the building with new walls, electrical, plumbing, sprinklers, HVAC and bathrooms to meet stringent codes. He will further complete finishes to meet tenants needs. This historic bank will make a beautiful and highly unique office building, event space or restaurant. Abundant free parking is available at two nearby garages.

VIRTUAL TOUR

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NAI Platform

www.TroyCommercialRealEstate.com

CURRENTLY UNDER CONSTRUCTION
Sign now and owner will complete finishes to meet your needs

Two additional sunlight-filled floors of over 1,000 SF and another nearly 3,500 SF in the basement are accessible via staircase and restored elevator. The second floor with its balcony provides a birds-eye view of the main floor. The third floor with its cozy fireplace and private bathroom provides further meeting or office space. More square-footage is available with the addition of a catwalk over the main floor.



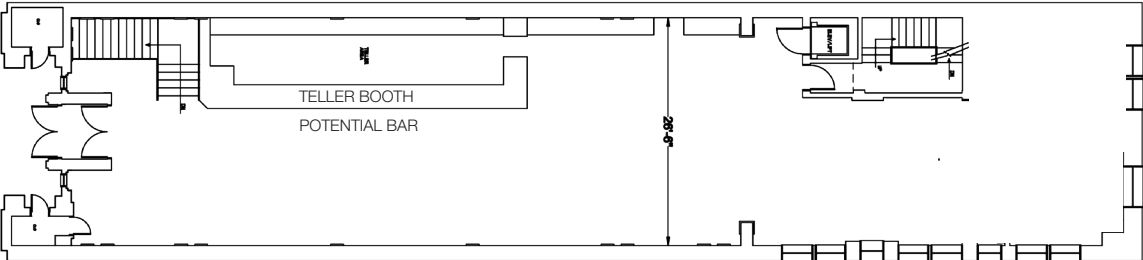
3rd Floor



2nd Floor



1st Floor

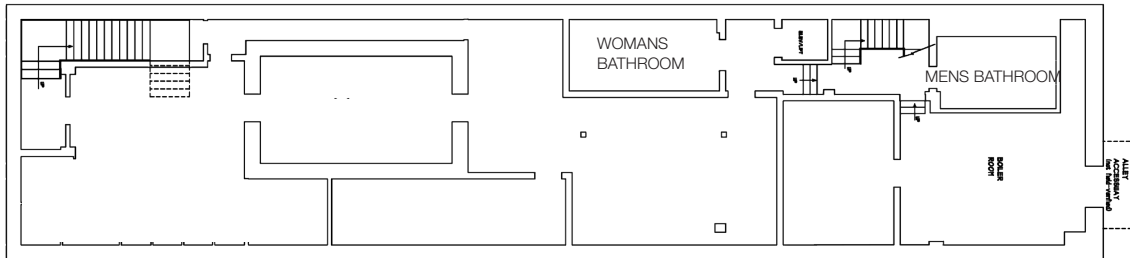


Rendering of a Possible Restaurant



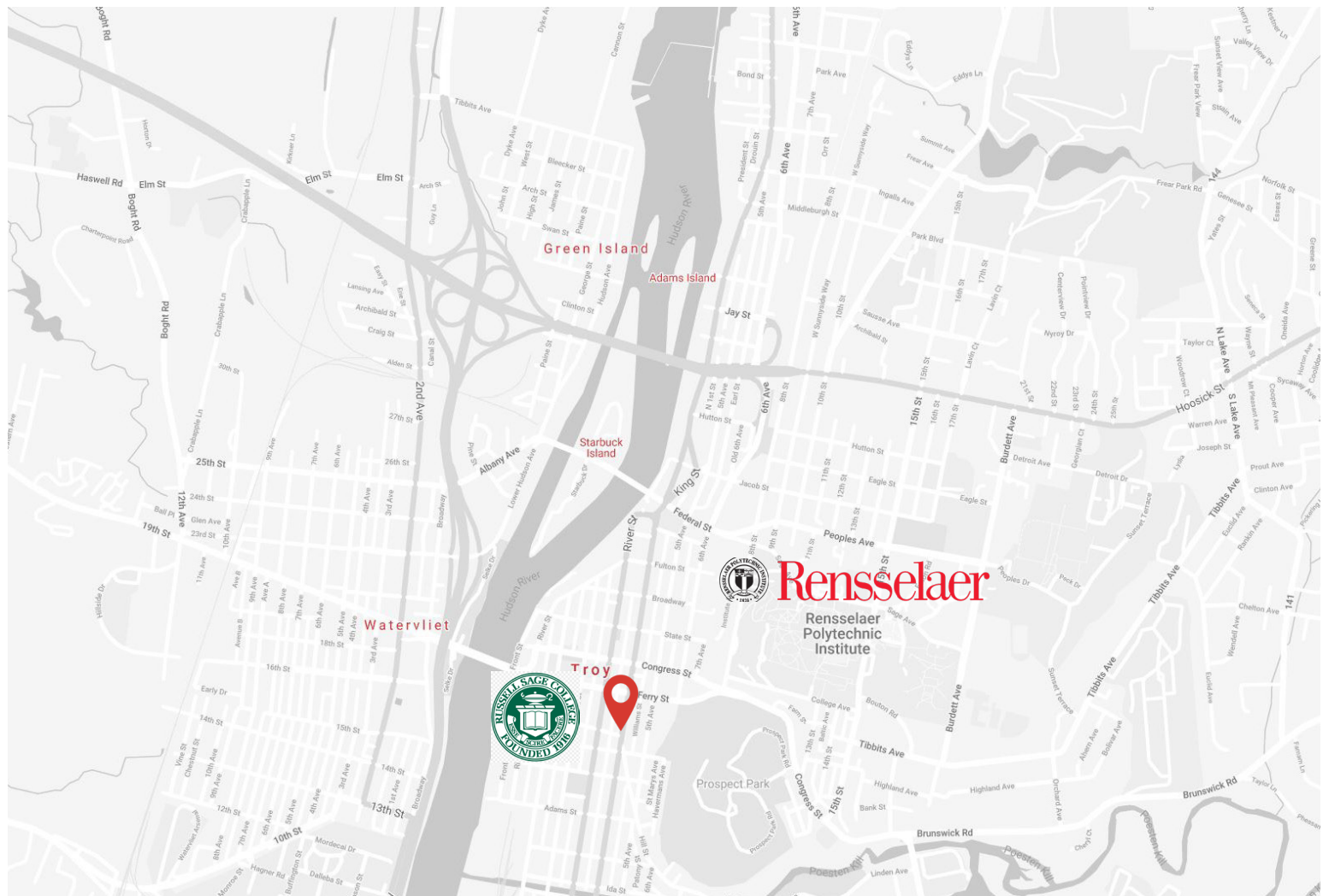
As a restaurant or events space, the 30-foot teller booth can be converted into a bar and original glass and brass tables previously used by bank customers will make unique bistro tables. Basement bank vaults could be an intimate speakeasy hideaway attraction. Access from the alley to a vast basement with large prep areas and a refrigeration room would make for a highly efficient kitchen setup.

Basement



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10,100 SF Renovated Historic Bank



BUILDING INFORMATION

Building SF:	10,100 SF
Available SF:	10,100 SF
Zoning:	B4 Commercial
Parking:	City Parking Garage
Lot Size:	0.09 Acres
Water:	Municipal
Sewer:	Municipal
Heat, A/C:	HVAC
Building Ceiling Height:	10 to 31 ft
Construction:	Brick
Roof:	Rubber
Age:	1936
Condition:	Excellent

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