



**FOR
LEASE**

**52 JAMES STREET
ALBANY, NY**

10,241± SF

**PRIME LOCATION
AT AFFORDABLE
RATE**

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FOR LEASE

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ALBANY, NY



High Foot Traffic Area

10,241± SF

Property Highlights

1st, 2nd and 5th Floor Office Penthouse. Each Floor has unlimited use possibilities. Secure building and elevator access. Rent includes janitorial.

- Highly Foot Trafficked Area
- Great Natural Light
- Large Front Windows
- Current Office Fit Up
- Beautiful Downtown Views
- 700± SF Mezzanine Above 2nd Floor
- Penthouse Suite
- Affordable Rental Rate

Demographic	1 Mile	3 Miles	5 Miles
Population	24,567	102,684	180,109
Households	12,746	46,253	76,801
Average H.H. Income	\$66,321	\$79,859	\$97,355
Daytime Employees	55,773	141,518	186,752
Source:	ESRI 2023		

Traffic Counts	
Broadway	6,451 AADT
Columbia St	500 AADT
Source:	NYS DOT

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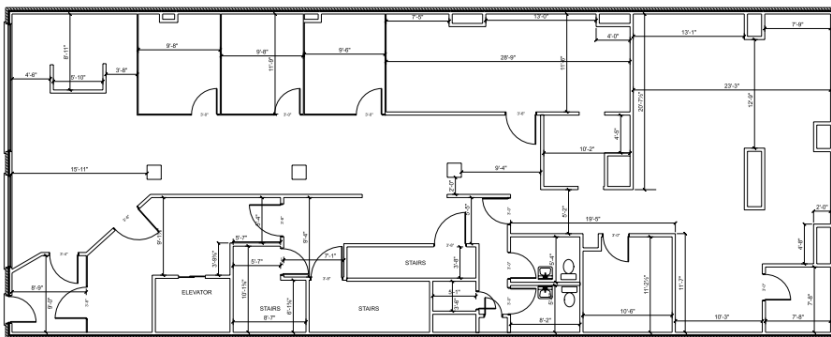
1st Floor Virtual Tour

3,141± SF

Property Highlights

This beautiful 1st floor comes with large front windows and an open floor plan. Would be ideal for a coffee shop or restaurant. New apartments are being built across the street. Park located in between property and apartments.

- Highly Foot Trafficked Area
- Great Natural Light
- Large Front Windows
- Current Office Fit Up
- Private Bathroom's
- New HVAC



1ST FLOOR

SCALE: 1/8" = 1'-0"

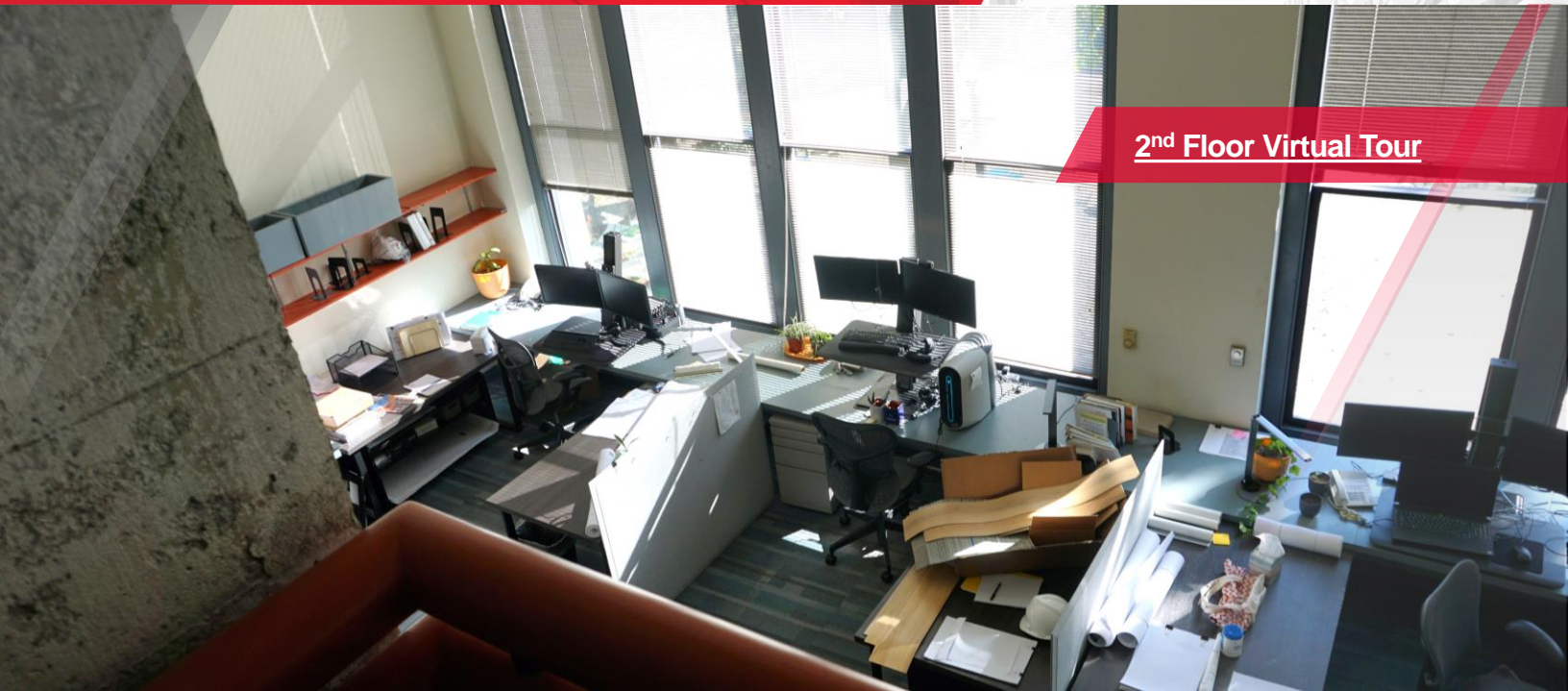
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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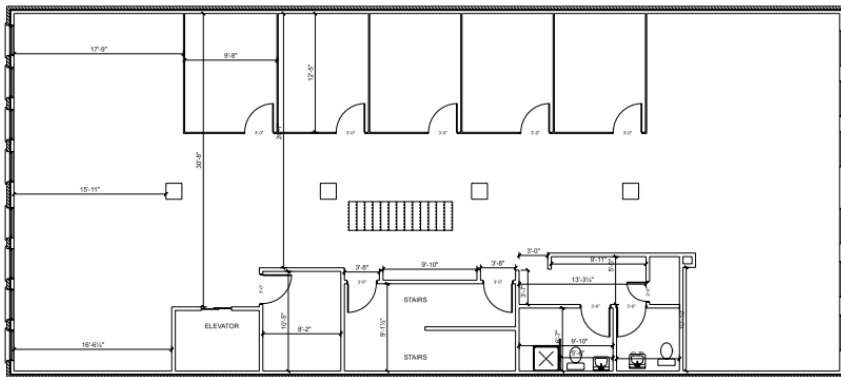
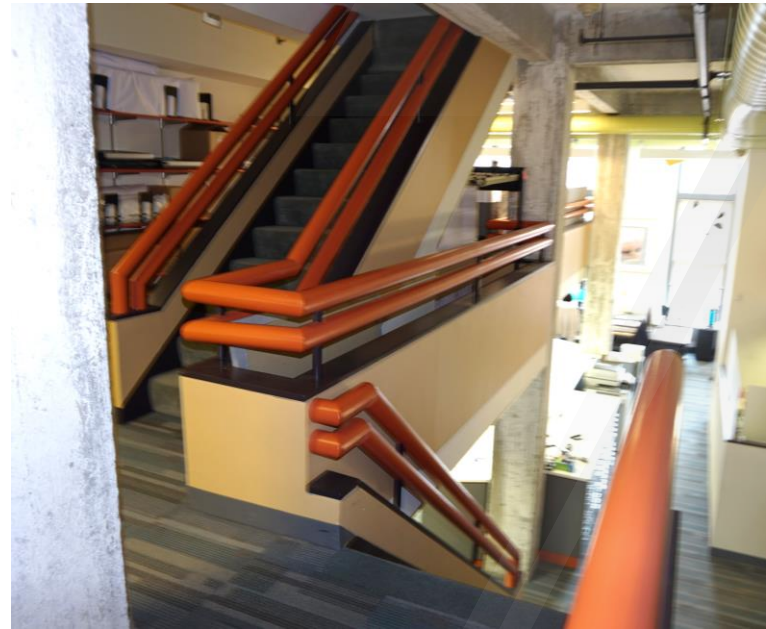
2nd Floor Virtual Tour

3,141± SF

Property Highlights

Private offices, two bathrooms and lots of natural light from the large windows in the front and back. 700 SF Mezzanine above the 2nd floor could have many uses.

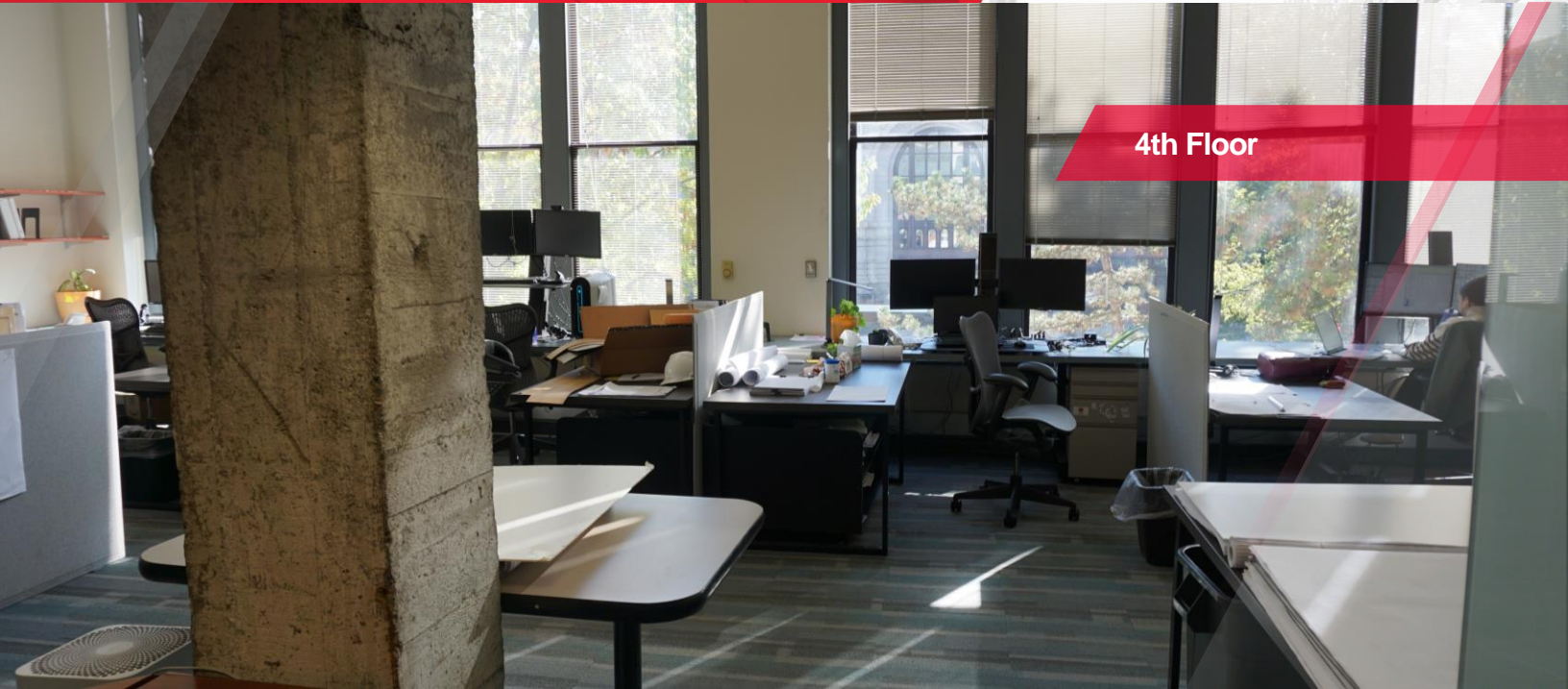
- 700± SF Mezzanine Above 2nd Floor
- Great Natural Light
- Open Floor Plan
- Newly Renovated Kitchen
- High Foot Traffic
- Private Bathroom's



2ND FLOOR
SCALE: 1/8" = 1'-0"

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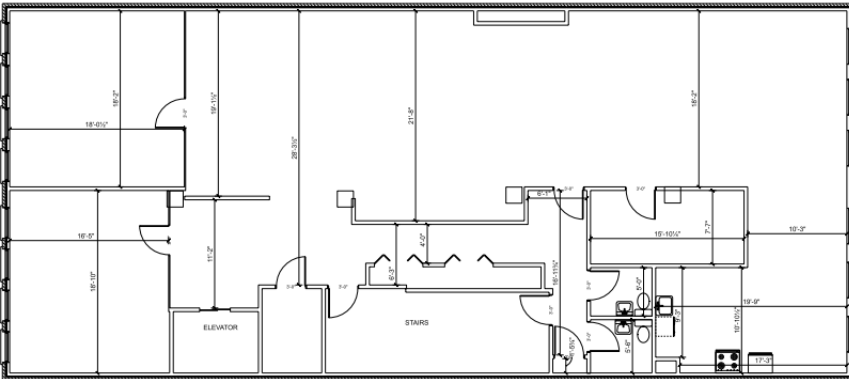


3,141± SF

Property Highlights

Currently set up in classroom style. New kitchen, 2 bathrooms, Furnished and has exposed HVAC with a modern look.

- (2) Bathrooms
- (2) Private Offices
- Kitchen
- New HVAC
- Open Floor Plan



4TH FLOOR
SCALE: 1/8" = 1'-0"

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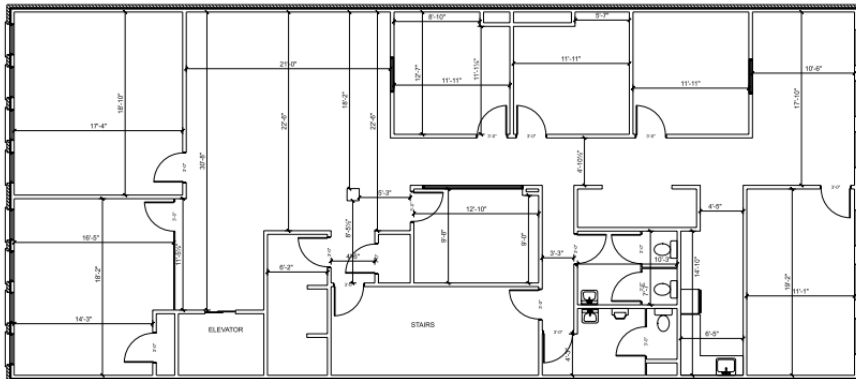
5th Floor Virtual Tour

3,141± SF

Property Highlights

Penthouse office Space with a conference room, private offices, two bathrooms and a kitchen. Great views anytime from the front or back of the space.

- Large Conference Room
- (6) Private Offices
- Wet Kitchen
- Men's/Women's Private Bathrooms
- Downtown Views
- New HVAC



5th FLOOR

SCALE: 1/8" = 1'-0"

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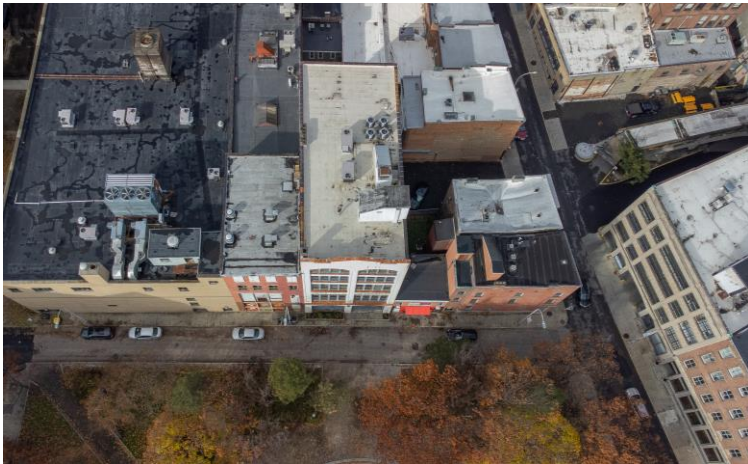


Property Highlights

Locale:	Albany Business District	Ceiling Height:	10'
Total Bldg. SF:	22,000± SF	Stories:	5
Available SF:	10,241± SF	Elevators:	1 – Passenger
Available Floors:	1 st 2 nd 5 th and Mezzanine	Construction:	Concrete
Lease Price:	\$16.50/SF Gross	Roof:	Rubber
Year Built:	1910	Utilities:	Municipal Water & Sewer

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For additional information, please contact:



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