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Two Class A Office spaces off Washington Avenue Extension in Albany, New York. One being 2,064 SF and the other 2,845 SF. Convenient access to major highways, shopping malls, and restaurants. Single-story building with flexible build out and private off-street parking available for 124 vehicles. First suite (2,064 SF) consists of a reception area, conference room by the front door, 4 private offices, a break room, and a large 16x16 corner office. Both suites have a gross lease price that includes taxes, insurance and maintenance - tenant pays utilities.

Robert Murphy | Real Estate Salesperson

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James "Jay" Verro, CCIM | Associate Broker

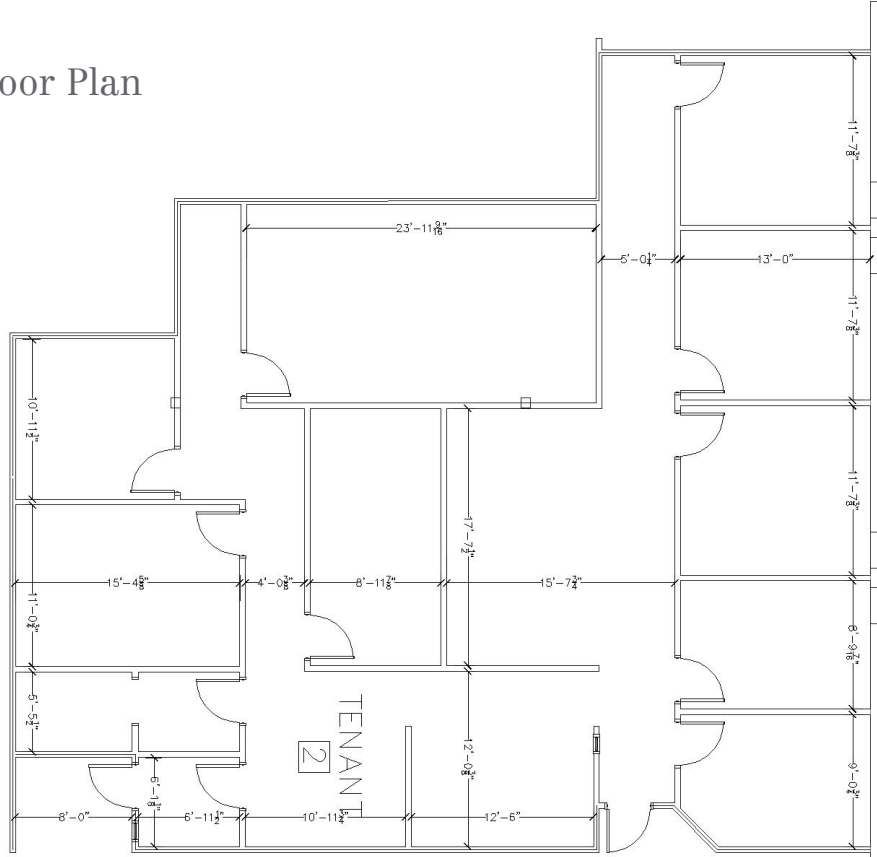
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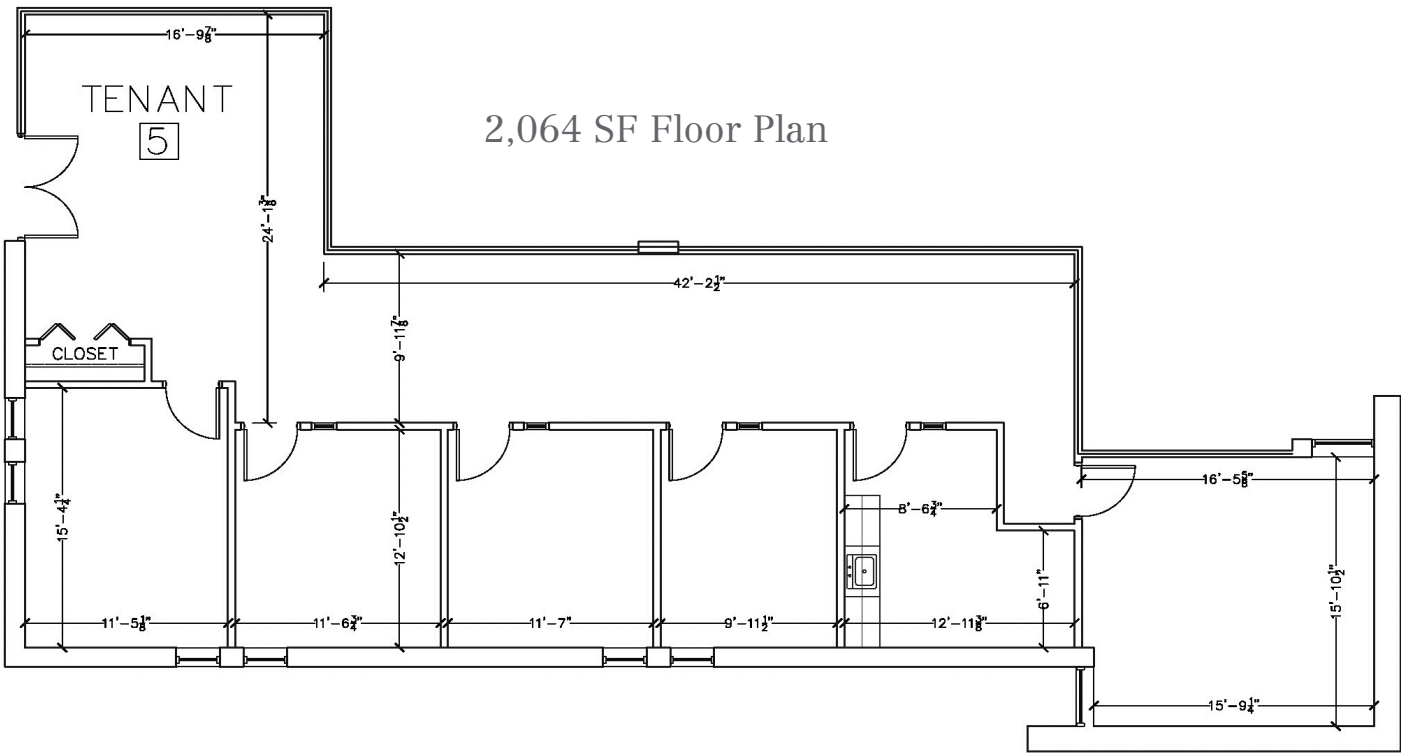
230 Washington Avenue Extension, Albany, New York 12203

22,828 SF Class A Office Building



2,845 SF Floor Plan





BUILDING INFORMATION

Building SF:	22,828 SF
Available SF:	2,064 SF
	2,845 SF
Zoning:	C-1
Parking:	124 Private Spaces
Lot Size:	2.17 Acres
Water:	Municipal
Sewer:	Municipal
Heat:	GFHA
A/C:	Central
Electric:	600 Amp / 3 Phase
Construction:	Brick
Age:	1983
Condition:	Excellent

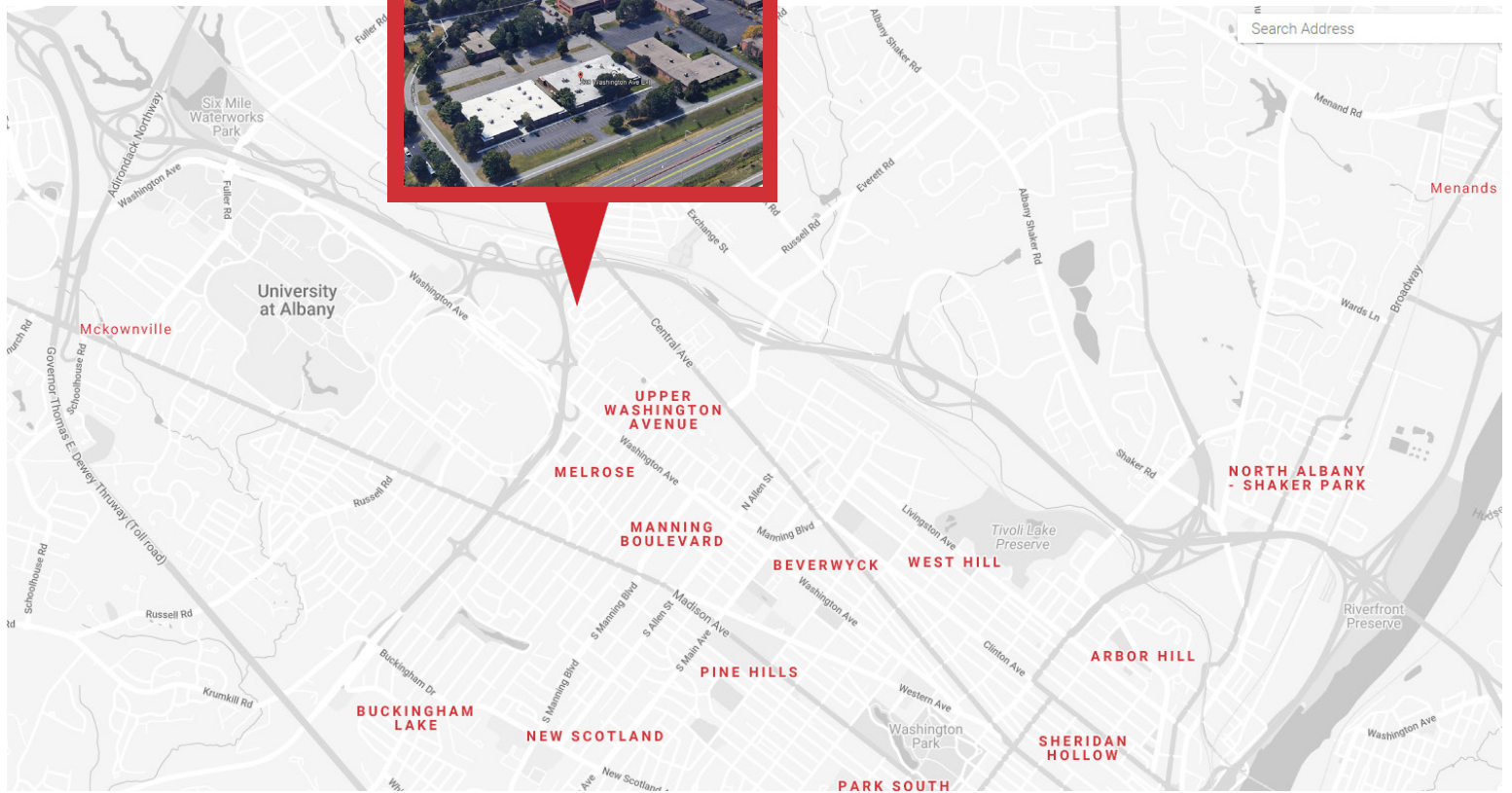


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