

**FOR  
LEASE**

# 418 BROADWAY

ALBANY, NY 12207

## **DOWNTOWN ALBANY OFFICE SPACE**



### **+/-2,800 SF CREATIVE OFFICE SUITE**

LOCATED IN THE HEART OF DOWNTOWN ALBANY  
DIRECTLY ACROSS FROM SUNY PLAZA  
ENTIRE 2ND FLOOR - AVAILABLE FULLY FURNISHED IF DESIRED  
OPEN WORK SPACE WITH (2) PRIVATE OFFICES  
LARGE CONFERENCE ROOM, PRIVATE RESTROOMS AND KITCHEN  
12' CEILINGS WITH ATTRACTIVE EXPOSED BRICK  
ABUNDANT NATURAL LIGHT AND SPECTACULAR VIEWS  
EASY ACCESS TO HIGHWAYS  
AMPLE ON-SITE PARKING AVAILABLE  
DEDICATED SPECTRUM FIBER INCLUDED  
OPENPATH SECURITY ACCESS SYSTEM  
DIRECTLY ON PUBIC BUS ROUTE

**AVAILABLE FOR LEASE**  
**\$15.00 PSF (\$3,500 PER MONTH)**  
**PLUS UTILITIES & JANITORIAL**

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

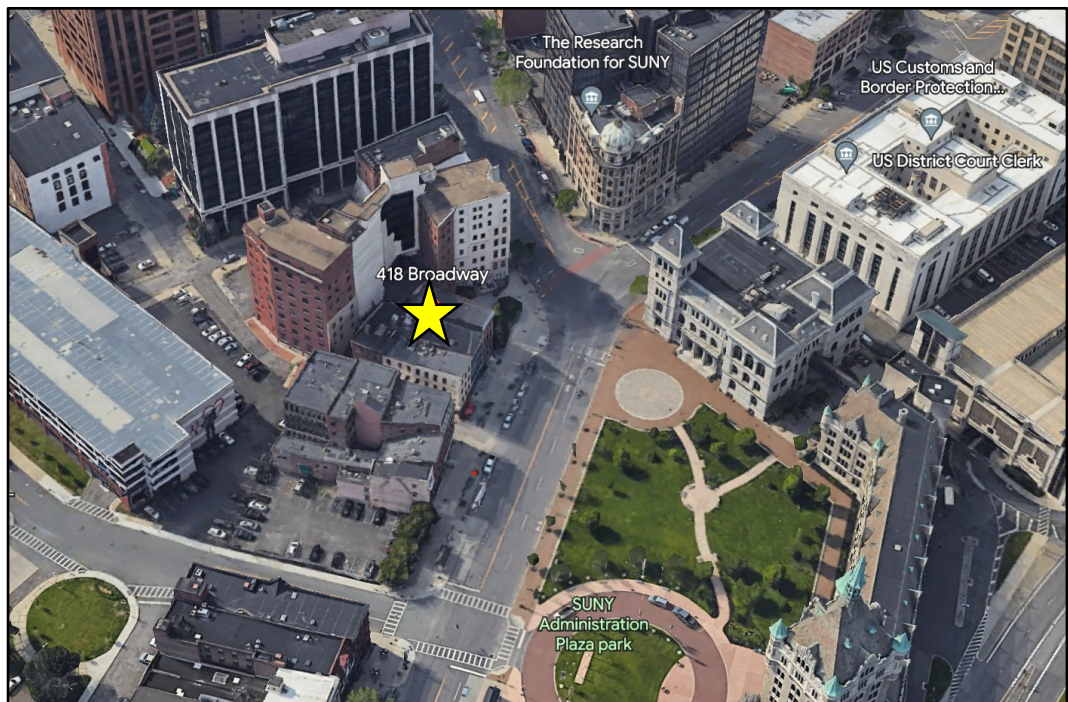
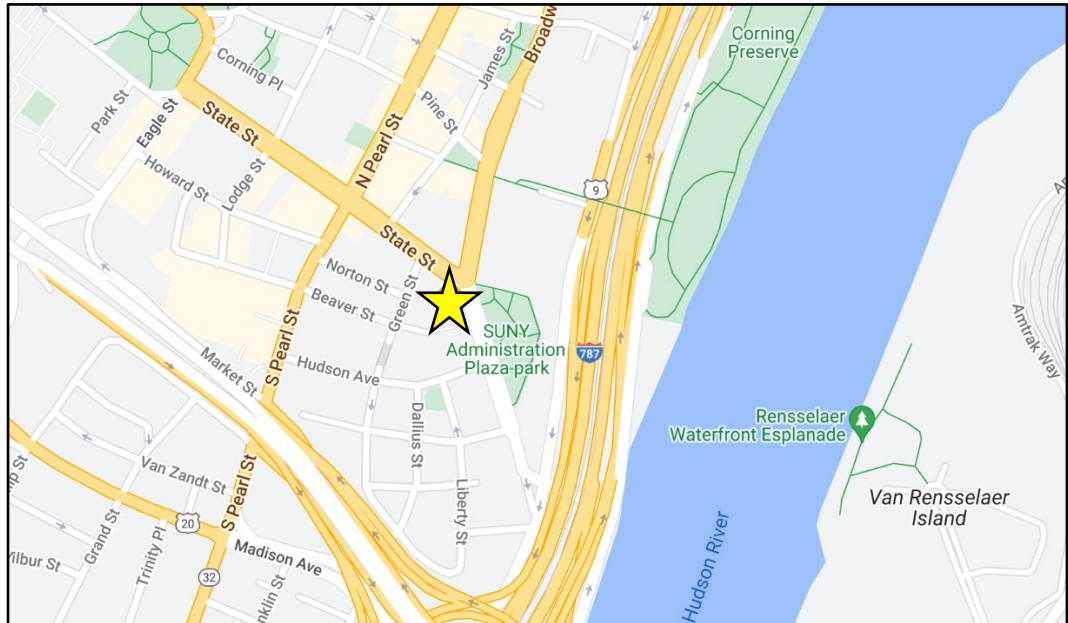
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LOCATION



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## PARKING



### **GREEN-HUDSON PARKING GARAGE**

864 PARKING SPACES  
5 EV CHARGING SPACES  
18 HANDICAP SPACES  
GATED ACCESS  
MONITORED 24/7  
TOUCHLESS ENTRY & EXIT  
MONTHLY RATES OF \$135

### **ADJACENT SURFACE LOT**

MONTHLY RATES OF \$150

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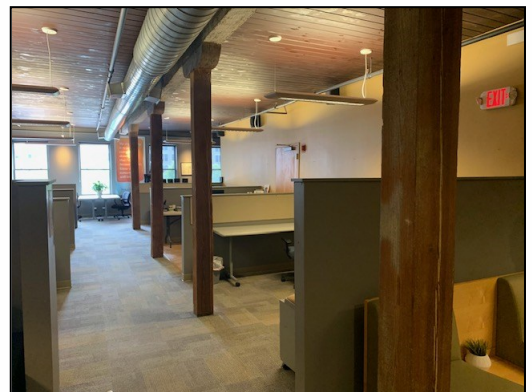
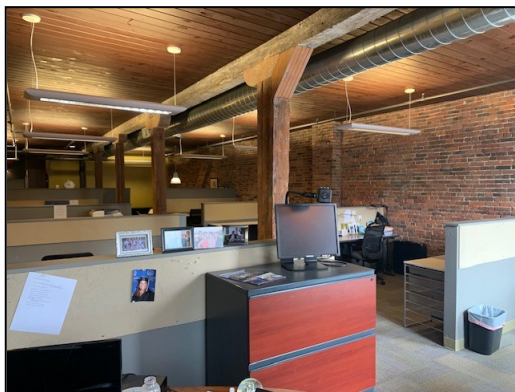
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PHOTOS



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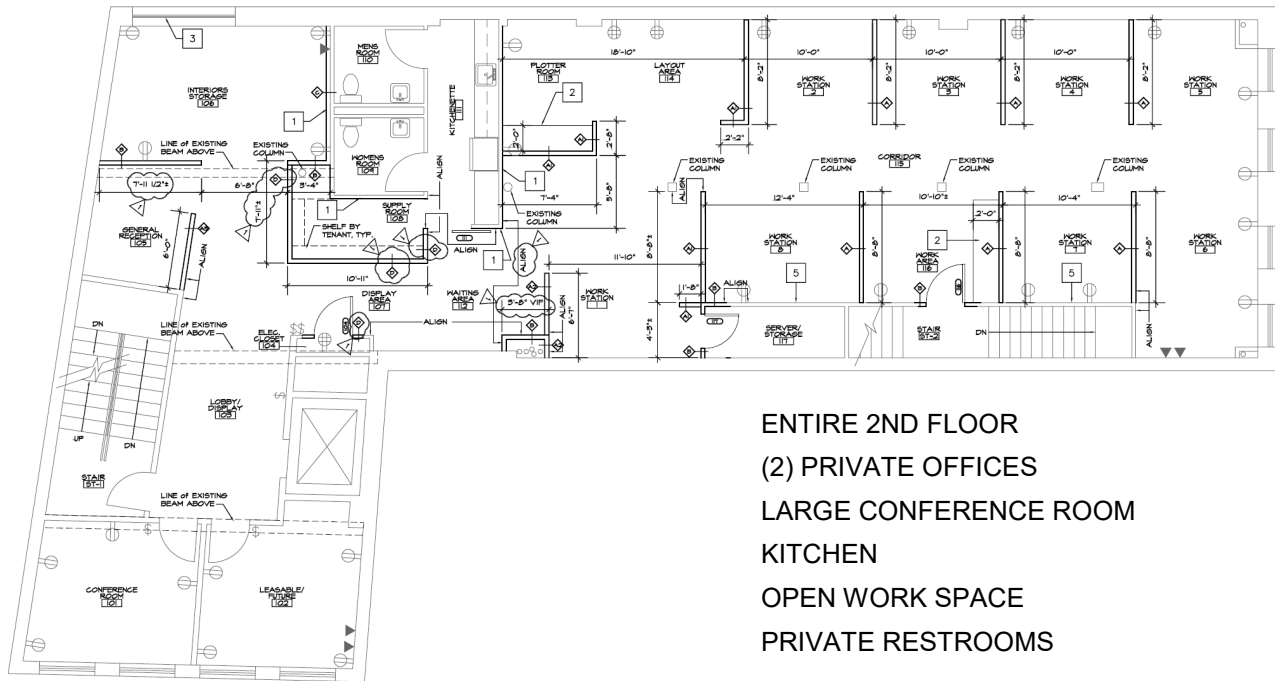
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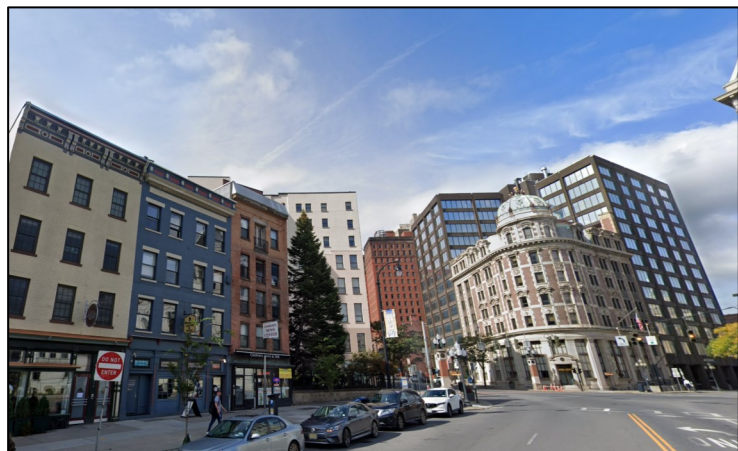
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## 2ND FLOOR



ENTIRE 2ND FLOOR  
(2) PRIVATE OFFICES  
LARGE CONFERENCE ROOM  
KITCHEN  
OPEN WORK SPACE  
PRIVATE RESTROOMS



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