

**FOR
LEASE**

1881 WESTERN AVE

ALBANY, NY 12203

CLASS A OFFICE SPACE



SUITES AVAILABLE RANGING FROM 2,586 SF TO 15,041 SF

INCREDIBLY CONVENIENT LOCATION

SIGNALIZED INTERSECTION

DIRECTLY ACROSS FROM CUMBERLAND FARMS AND ACE HARDWARE

MINUTES TO CROSSGATES MALL AND THE UNIVERSITY AT ALBANY

EXCELLENT VISIBILITY AND EXPOSURE

AMPLE ON-SITE SURFACE PARKING: 113 SPACES (4.5:1)

DIRECTLY ON PUBLIC BUS ROUTE

FULLY SPRINKLERED

WILL BUILD TO SUIT

AVAILABLE FOR LEASE

\$18.50 PSF

MODIFIED GROSS
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

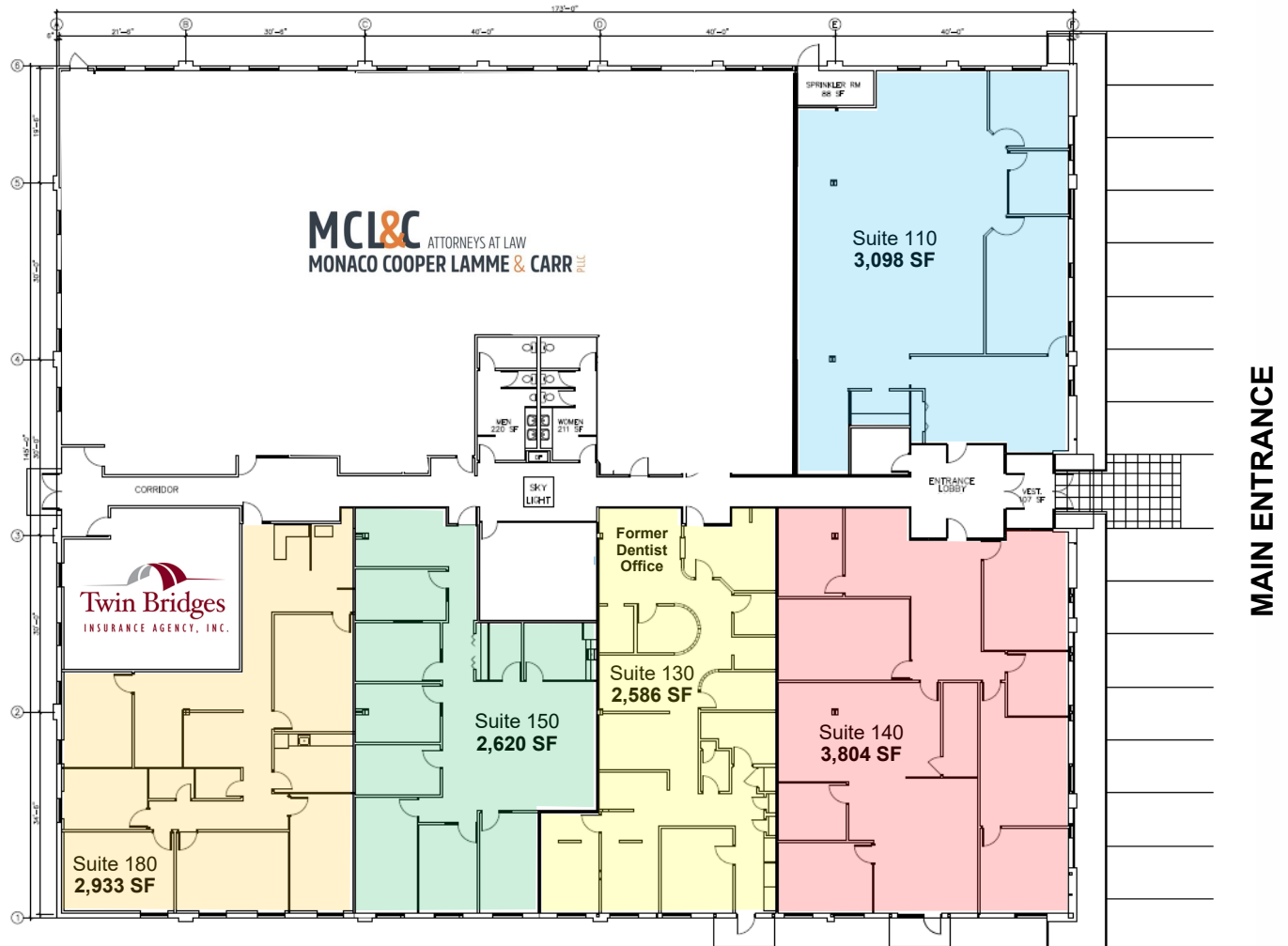
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

1881 WESTERN AVE

ALBANY, NY 12203

FLOOR
PLAN



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

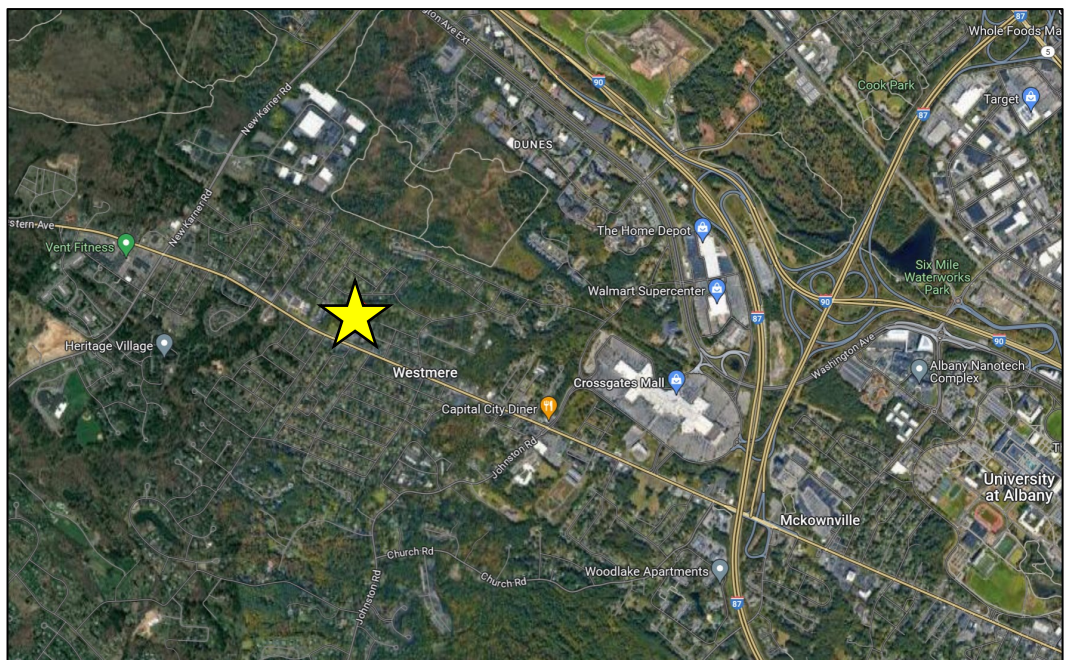
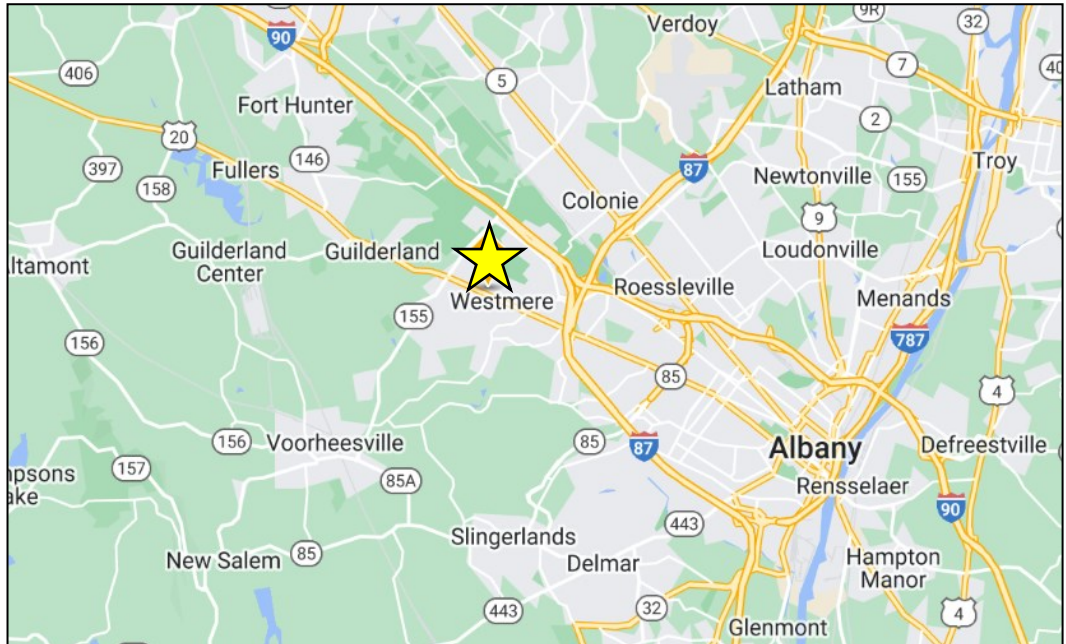
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

1881 WESTERN AVE

ALBANY, NY 12203

LOCATION



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

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

1881 WESTERN AVE

ALBANY, NY 12203

PHOTOS



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

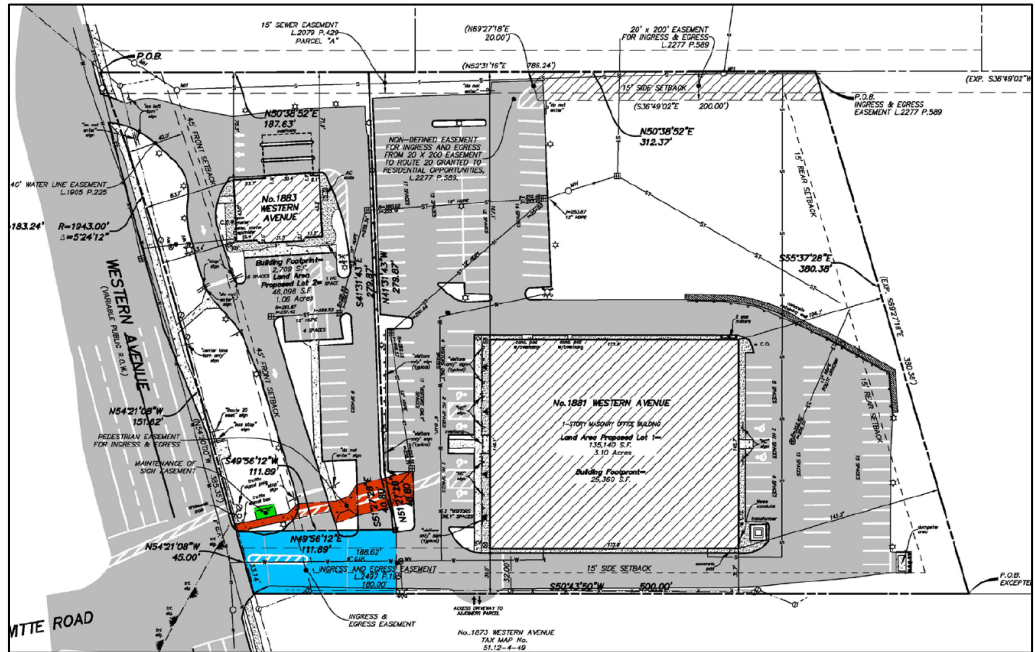
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

1881 WESTERN AVE

ALBANY, NY 12203

**SITE
PLAN**



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

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

1881 WESTERN AVE

ALBANY, NY 12203

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	16,291	110,309	428,230
2023 Population	17,367	113,267	443,698

Households

	2 mile	5 mile	10 mile
2010 Households	7,135	44,819	177,406
2023 Households	7,721	46,135	184,333

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$104,376	\$104,874	\$92,171
Median Household Income	\$81,492	\$87,407	\$71,251

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$258,644	\$250,104	\$228,163
Median Year Built	1977	1966	1957

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

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.