



# WATERFRONT OFFICE SPACE AVAILABLE

433 River Street . Troy . New York

**FIRST  
COLUMBIA**  
INNOVATIVE BUILDING  
& MANAGEMENT

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## LOCATION HIGHLIGHTS:

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### Troy . New York

#### - PRIME WATERFRONT LOCATION

Situated along the Hudson River in the heart of Troy's rapidly expanding Waterfront District, offering exceptional visibility, walkability, and accessibility

#### - PROXIMITY TO MAJOR ANCHORS

Minutes from Rensselaer Polytechnic Institute (RPI), Russell Sage College, Troy's downtown tech corridor, and major employers throughout the Capital Region.

#### - TRANSIT-ORIENTED & ACCESSIBLE

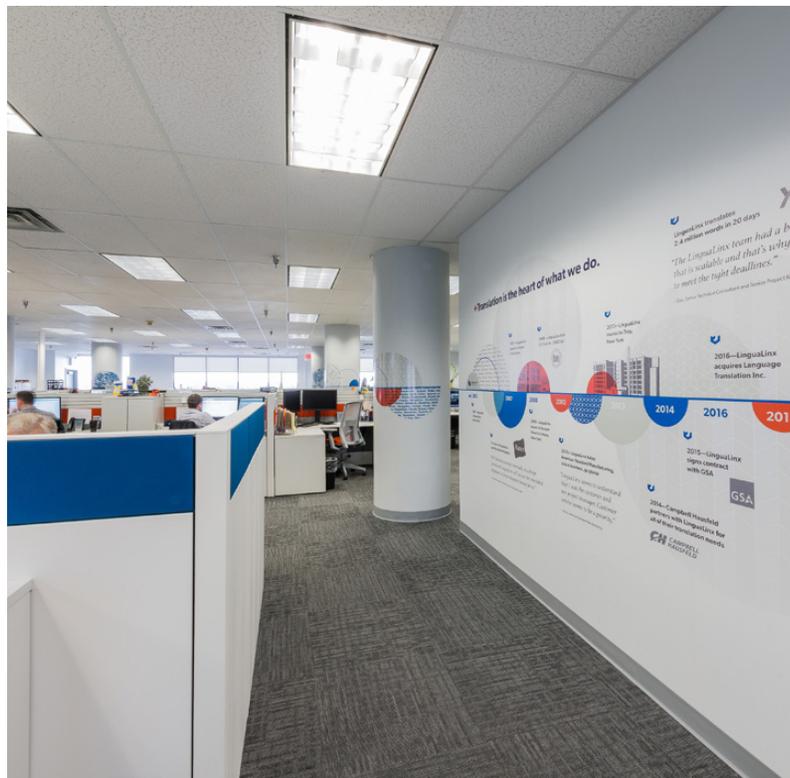
Easy access to major highways, public transit, and walkable urban amenities including restaurants, retail, waterfront trails, and entertainment. Located just off the Downtown Exit of Alt. Route 7



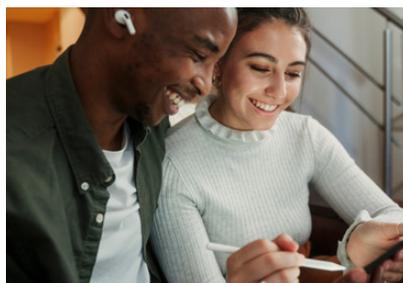
## BUILDING + SUITE HIGHLIGHTS:

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- SUITES OVERLOOKING THE HUDSON RIVER
- MODERN FLEXIBLE SPACES + LARGE OPEN LAYOUT OPTIONS
- RIBBON WINDOWS WITH PLENTY OF NATURAL LIGHT
- DIRECT ELEVATOR ACCESS OPPORTUNITIES
- CAFE, CO.WORKING, RESTAURANT, + MEETING SPACE ON-SITE
- ON-SITE PROPERTY MANAGEMENT TEAM



# AMENITIES



**COURTYARD**  
BY MARRIOTT



**the Works**  
co.working spaces



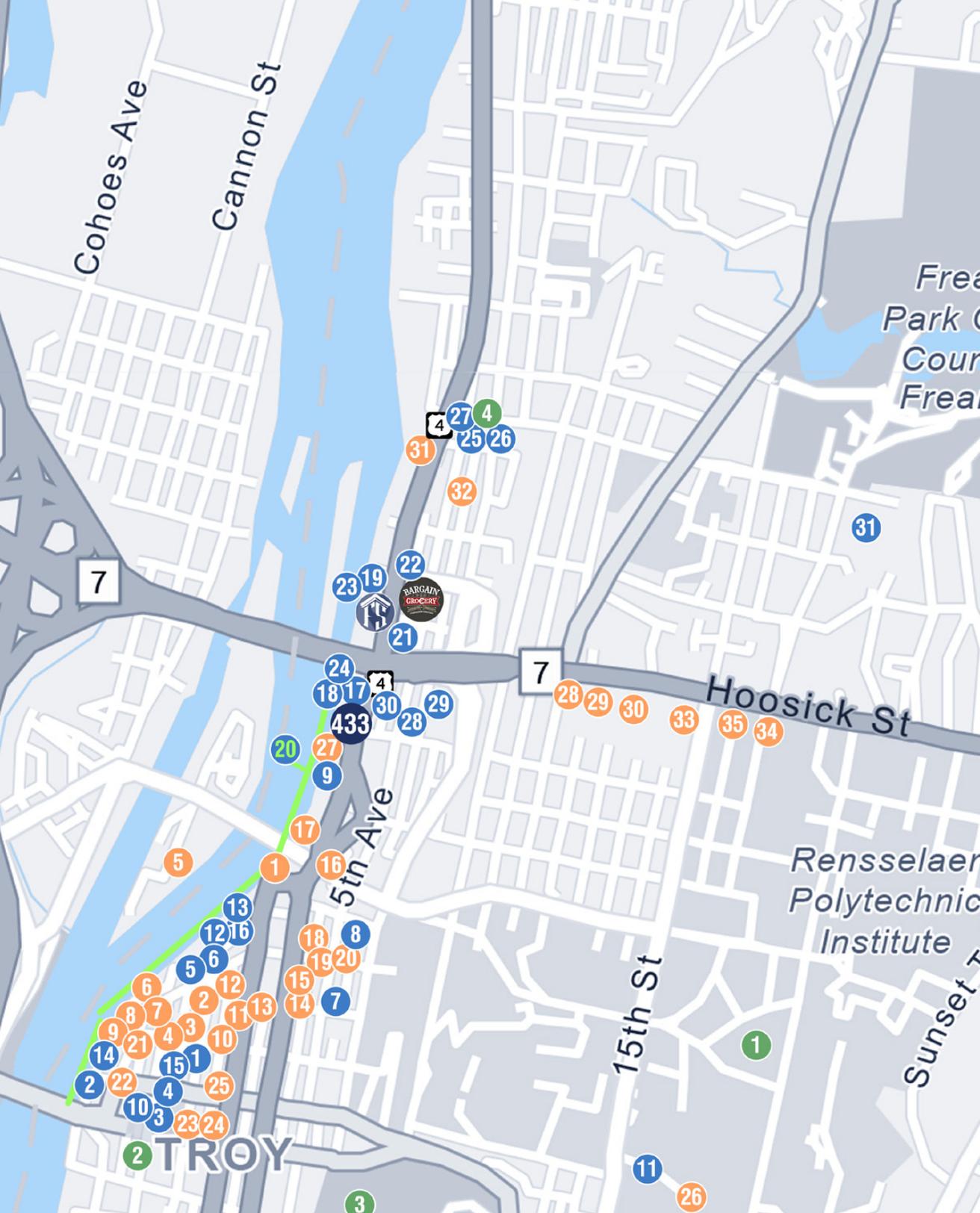
**ExtraSpace**  
Storage



**SLIDIN' DIRTY**



Tenants of 433 River Street are steps away from restaurants + bars, a grocery store, hotel, daycare, fitness, co-working, and much more!



# TROY DOWNTOWN

433 River Street has instant access to major highways including I-787, I-87, & I-90

## DINE

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| 1. Dino BBQ                     | 19. Shalimar                      |
| 2. Whistling Kettle             | 20. First Choice Caribbean        |
| 3. Little Pecks                 | 21. Footsy Magoo's                |
| 4. Lucas Confectionery          | 22. Tara Kitchen                  |
| 5. Sea Smoke Seafood            | 23. Dunkin' Donuts                |
| 6. Cafe Euphoria                | 24. Sunshee's Farm & Kitchen      |
| 7. Slidin Dirty                 | 25. I Love Pizza                  |
| 8. Seasons Cafe & Teahouse      | 26. Moes Southwest Grill          |
| 9. Birch Baked Gluten Free Cafe | 27. River Street Market Food Hall |
| 10. Franklin Alley Social Club  | 28. Stewarts                      |
| 11. Daily Grind                 | 29. Sonic                         |
| 12. The Greek House             | 30. Starbucks                     |
| 13. Burrito Burrito             | 31. Bella Napoli                  |
| 14. Nighthawks                  | 32. Ale House                     |
| 15. McAddy's                    | 33. McDonalds                     |
| 16. Troy Beer Garden            | 34. Popeye's                      |
| 17. Brown's Brewing Co.         | 35. Dunkin'                       |
| 18. Lime Leaf Thai Bistro       |                                   |

## LIVE & PLAY

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1. Troy Savings Bank Music Hall      | 17. The Works Co. Working            |
| 2. Hudson Candy Factory              | 18. Loft 433 Event Space             |
| 3. Troy Public Library               | 19. Central Rock Gym                 |
| 4. Hart Cluett House Museum          | 20. RiverWalk - Walking Trail        |
| 5. Troy Farmer's Market              | 21. Bargain Grocery                  |
| 6. Arts Center of the Capital Region | 22. Capital Roots Market             |
| 7. Board & Barker Board Game Cafe    | 23. TSC Adventures Kids Crew Daycare |
| 8. Uncle Sam's Lanes                 | 24. Courtyard Marriott               |
| 9. Revolution Hall                   | 25. Star Grocery                     |
| 10. Sage Park                        | 26. Troy City Police Sub Station     |
| 11. Prospect Walk                    | 27. Sky Deli Market                  |
| 12. Riverfront Park                  | 28. CEO Powers                       |
| 13. Riverfront Marina                | 29. CDTA                             |
| 14. River Street Beat Shop           | 30. Extra Space Storage Facility     |
| 15. Eastern Zen Spa                  | 31. YMCA                             |
| 16. Amphitheater                     |                                      |

## EDUCATION

1. Rensselaer Polytechnic Institute
2. Russell Sage College
3. HVCC Educational Opportunity Center
4. Troy Prep Elementary



# CONTACT

For More Information on Available Suites

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