

30,164 SF

WELL-MAINTAINED OFFICE SPACE

FOR LEASE

1 EMPIRE DRIVE, EAST GREENBUSH, NY 12144



FLEXIBLE LAYOUT
SUITS A VARIETY
OF USERS



FRONTAGE ALONG
I-90 AND UNDER
1 MI TO EXIT 9



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INTRODUCTION:

Property Overview

Modern, well-maintained office building with frontage along Interstate 90 and located under 1 mile off exit 9. The space can be configured to suit a variety of needs. Situated near the Tech Valley Corporate Park within a growing commercial corridor in East Greenbush. Other users in the area include HANYS, Regeneron, FedEx, and several medical practices.



Construction	Masonry and Steel
Roof	Rubber
Lot Size	6.51 Acres
Building Size	60,980 SF
Available	30,164 SF
Lease Rate	\$17.50/SF Modified Gross
Delivery	Summer 2024

Stories	2
Elevators	1
Parking	240 Spaces Total
Sprinkler	Wet
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Zoning	Corporate Office/Regional, Commercial District, Town of East Greenbush



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CONNECTIVITY:

Excellent Access

Situated in a growing commercial corridor with surrounding Fortune 500 users including Regeneron. The site features frontage along Interstate 90 with Exit 9 access in under 1 mile.

Downtown Albany	±6 miles
Albany International Airport	±14 miles
I-90 (Exit 9)	Under 1 mile



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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