

**FOR
LEASE**

THE KENMORE

76 NORTH PEARL STREET
ALBANY, NEW YORK 12207

CLASS A PROFESSIONAL OFFICE SPACE



+/-8,000 SF 6TH FLOOR OFFICE SUITE - FORMER LAW FIRM

Conveniently located in the heart of Downtown Albany

Seconds off I-787 exit 4B

Move-in ready - Available October 2025

(23) private offices, (4) workstations, conference room and break room

Access to 24-hour fitness center with indoor pool, cold tub and steam room

Private rooftop deck

Indoor dog park

Ample parking available

Daily in-suite janitorial included

AVAILABLE FOR LEASE

\$16.25 PSF

PLUS UTILITIES AND
INCREASES OVER BASE YEAR OPEX

Building owned and managed by



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

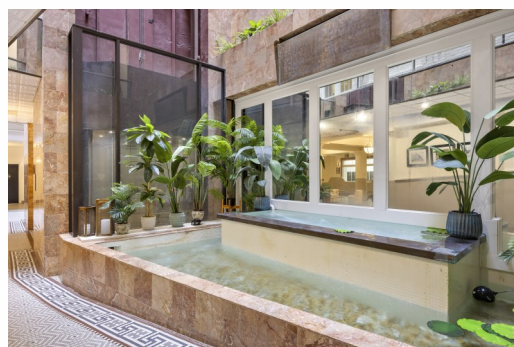
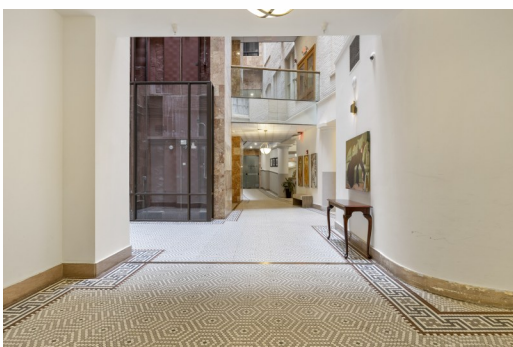
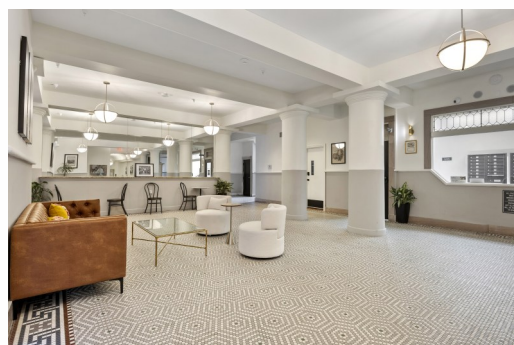
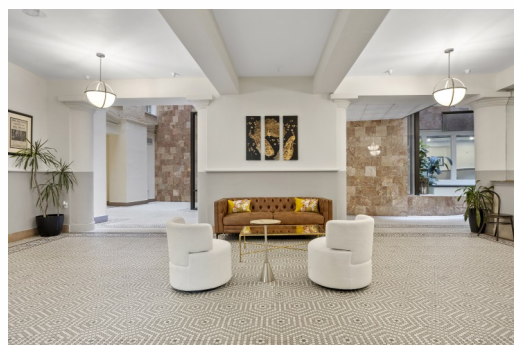
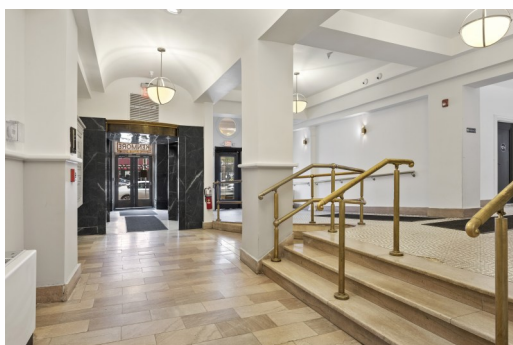
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MAIN
LOBBY



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INTERIOR
PHOTOS



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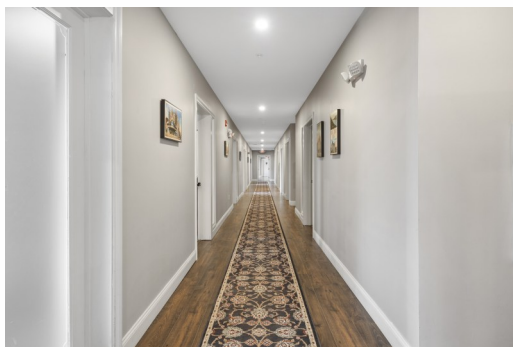
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HISTORY

The Kenmore Hotel building, a majestic, sprawling Victorian building of decorative brick masonry, balconies and roof cresting, was constructed in 1878 by entrepreneur Adam Blake, the son of a slave, and expanded over time.

Flamboyant owner Bob Murphy in 1922 started the Rainbo Room, a lively nightclub that broadcast music through one of the nation's first radio stations, WGY. Because of this wide exposure, entertainers clamored to perform there. Big names like Frank Sinatra, Duke Ellington and Sophie Tucker appeared at the Rainbo Room, which closed in 1947 as the Big Band era waned.

Over time, additions, acquisitions and merging of space united the property into a massive complex occupying one city block. Among these buildings is the castle-like Steuben Club, established in 1888 as the Young Men's Christian Association (YMCA) and now more commonly called the Steuben Club, after the athletic club that once occupied the building.

The team at Redburn have transformed the Kenmore into 93 apartments and over 35,000 square feet of commercial space.

Tenants have access to property's amenities including fitness center, rooftop deck, indoor dog park, indoor garden atrium, indoor pool and steam room.

On top of that, Downtown Albany is your backyard! Dining, entertainment and more are just steps from your front door!



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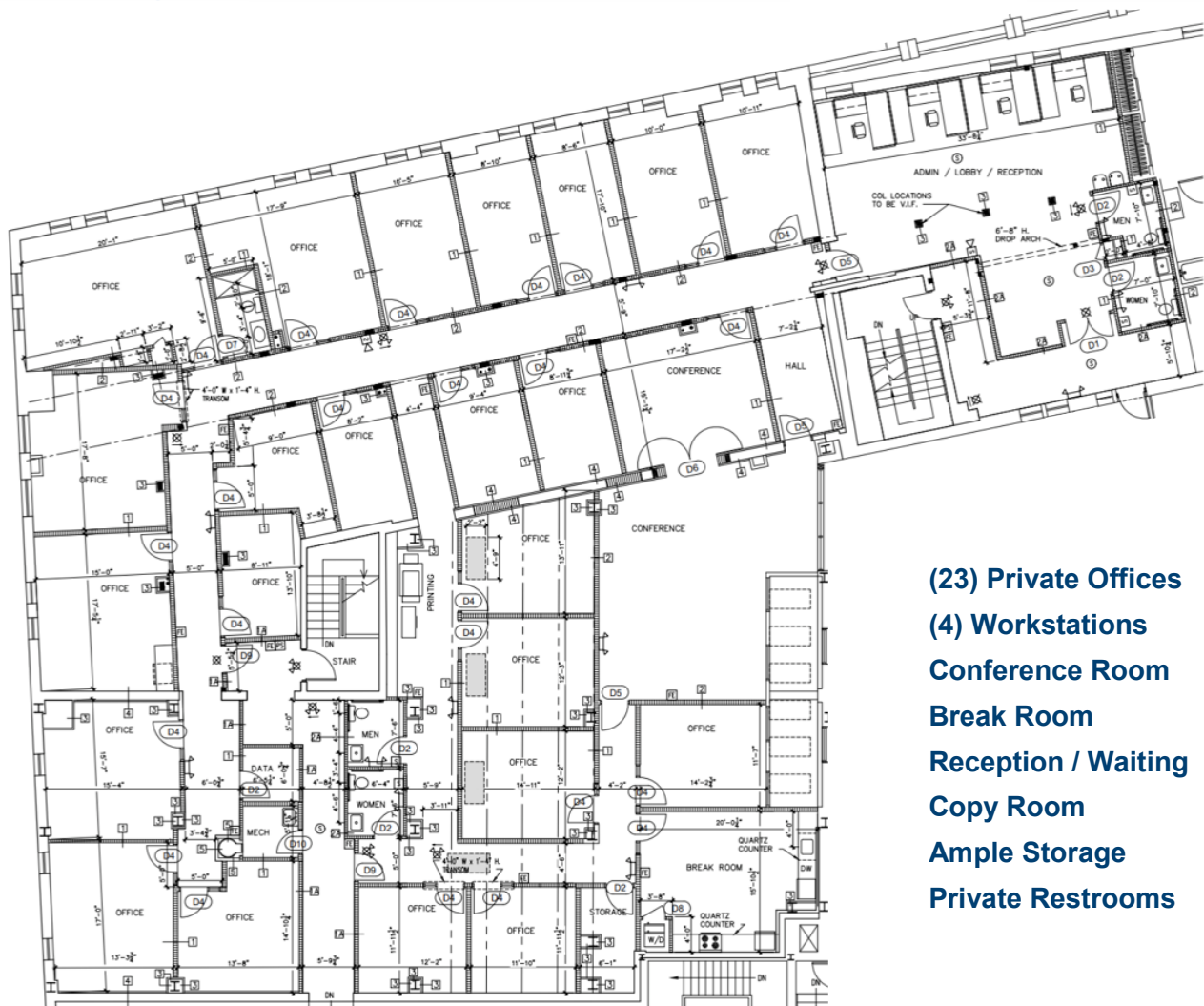
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6TH FLOOR

SUITE 3
+/-8,000 RSF



(23) Private Offices
(4) Workstations
Conference Room
Break Room
Reception / Waiting
Copy Room
Ample Storage
Private Restrooms

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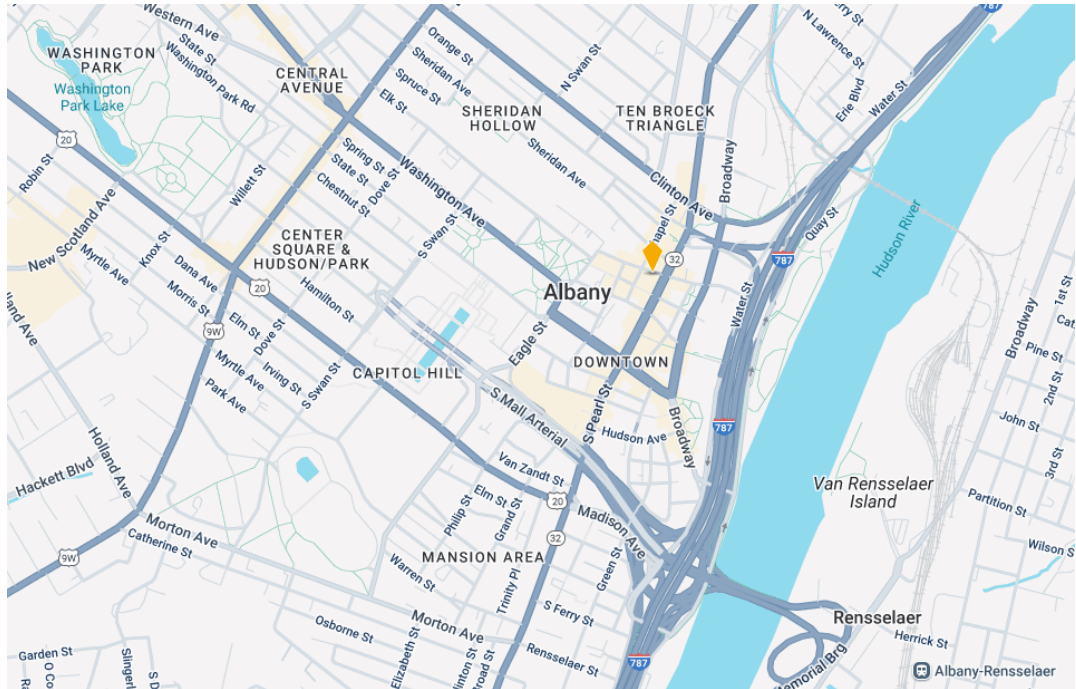
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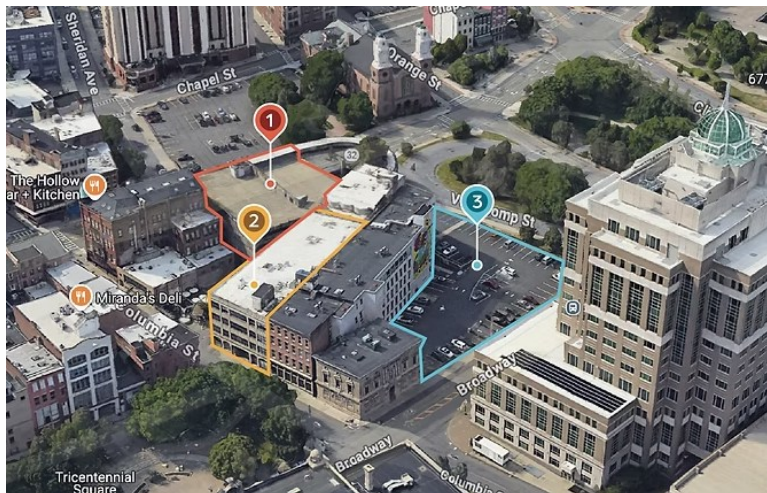
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LOCATION



PARKING



Parking Rates:

- (1) The Spiral Garage**
111 North Pearl Street
Parking Garage w/ EV Charging
\$125/month
*Available now!
- (2) The Kennedy Garage**
45 Columbia Street
Heated Parking Garage
\$150/month
*Available now!
- (3) 39 Columbia Lot**
602 Broadway
Outdoor Lot
\$115/month
*Available now!

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