

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
39 NORTH PEARL ST
ALBANY, NEW YORK 12207
ALBANY COUNTY

AMAZING VIEWS OF DOWNTOWN ALBANY. PLENTY OF WINDOWS AND TWO-STORY UNDERGROUND PARKING GARAGE. FAST OCCUPANCY READY.

FOR RENT

Aerial of SITE
39 North Pearl St
Albany, NY 12207

Amtrak Station

All Highways are accessible within 1,000 feet of site!



The Capitol building, County Courthouse, the Court of Appeals, City Hall are all < 600 Feet of SITE

TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702

QUICK FACTS

- TWO-LEVEL **ENCLOSED PARKING** GARAGE OFFERING MORE DIRECT ACCESS TO ELEVATOR BANK.
- DUNKIN DONUTS AND COMMUNITY BANK OCCUPY STREET-LEVEL RETAIL AREA
- 1ST FLOOR: **± 3,600 SF** RETAIL/OFFICE SPACE AVAILABLE.
- BEST VALUE IN DOWNTOWN ALBANY.
- SHORT WALK TO THE CAPITOL AND COURT HOUSES.
- LANDLORD WILL DESIGN/FIT TO YOUR NEEDS.
- BUILDING WITH SPACES FROM 3,000 SF TO 60,000 SF.
- **\$16.00** PLUS UTILITIES / INCREASE IN BASE YEAR
- BUILDING IS GOING IN FOR APPROVALS TO CONVERT ALL UPPER FLOORS TO MARKET RATE APARTMENTS.



VIDEO TOUR

RETAIL SPACE

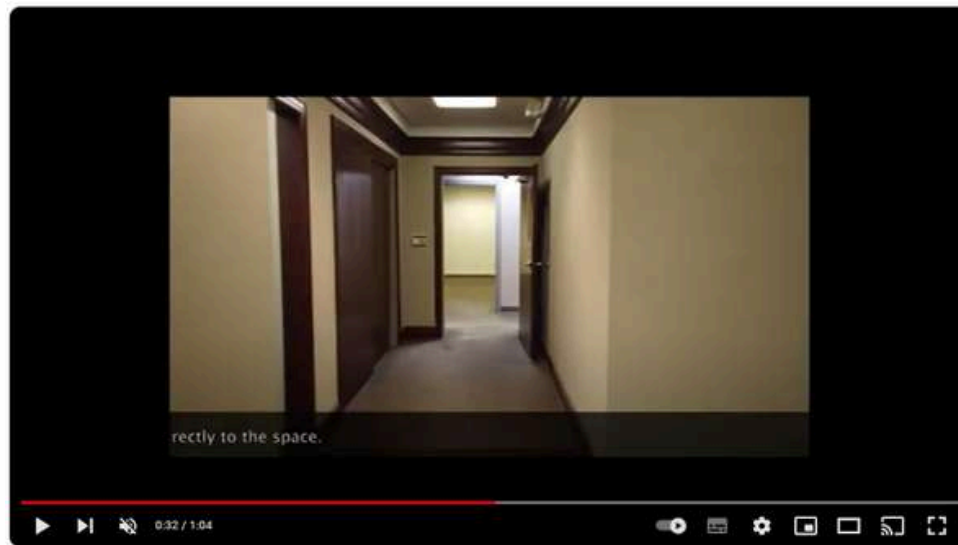


Retail Space for Lease in Downtown Albany, NY - 39 North Pearl St



39 N Pearl Street 3,500 sf

OFFICE SPACE

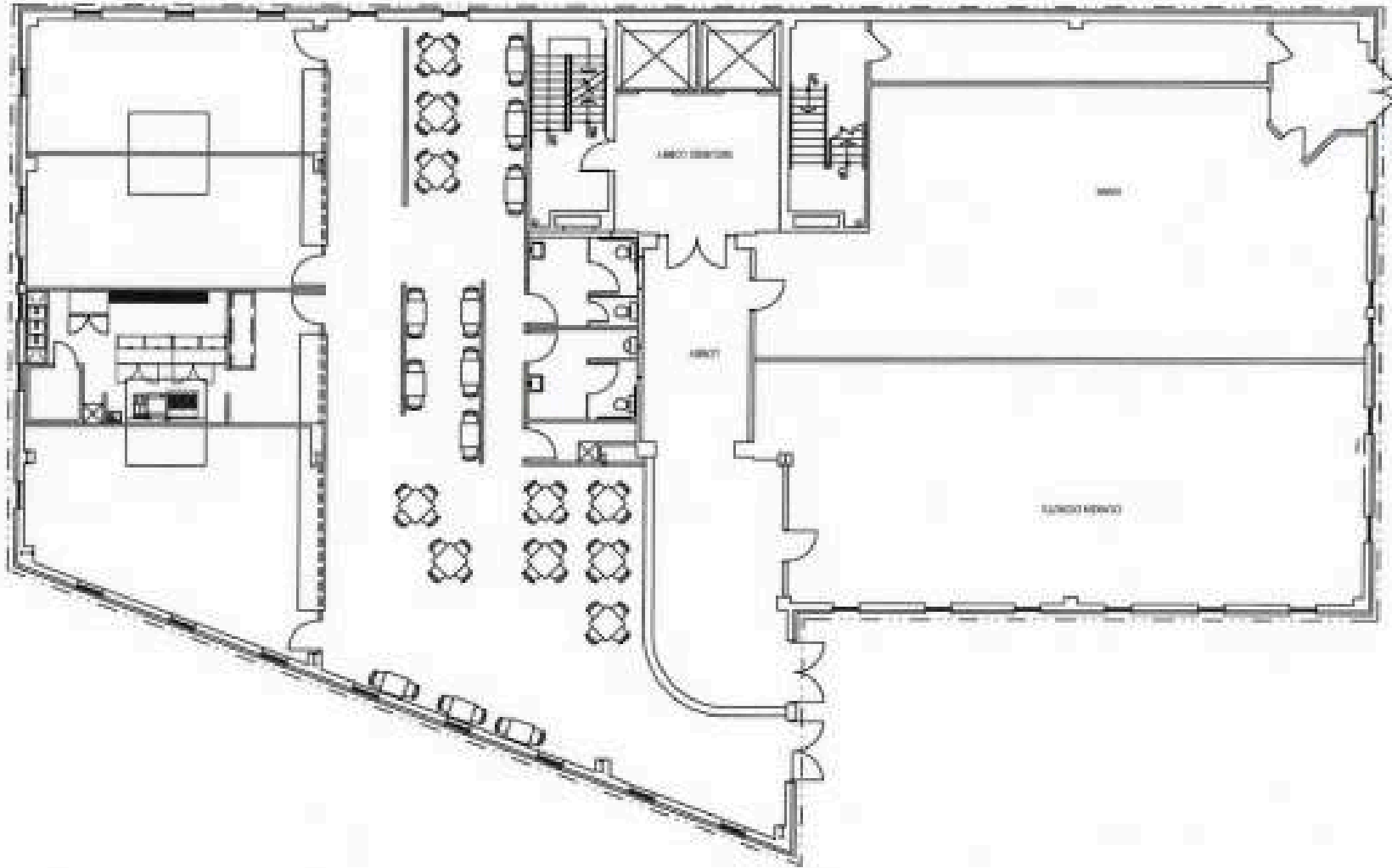


39 North Pearl Street, Albany, NY









First Floor

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CAPITAL ACCOUNTS USE
 100 AVIATION RD
 ALBANY, NY 12205
 (518) 486-1400 (EXT. 100)
 FAX (518) 486-1401 (EXT. 100)

LAWYER OFFICE
 30 W. PEARL STREET
 ALBANY, NY
 SECOND FLOOR

DATE: 14 FEBRUARY 2024
 REV: A102

Second Floor

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Third Floor

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DATE: 11 FEBRUARY 2014
 REV:

LAWYER OFFICE
 20 N. PEARL STREET
 ALBANY, NY
 THIRD FLOOR

A103

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Fourth Floor

CAPTAIN ARCHITECTURE
 100 WEST STREET
 ALBANY, NY 12202
 518.537.1461
 www.captainarchitect.com

LAWYER OFFICE
 30 N. PEARL STREET
 ALBANY, NY
 FOURTH FLOOR

DATE: 11 FEBRUARY 2014
 REV: A104

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Fifth Floor

CAPITAL CONSTRUCTION
 300 N. PEARL STREET
 ALBANY, NY
 12202
 518.538.1462 (CELL)
 518.538.1462 (OFFICE)
 www.capitalconstruction.com

LAWYER OFFICE
 300 N. PEARL STREET
 ALBANY, NY
 12202
 518.538.1462 (CELL)
 518.538.1462 (OFFICE)

DATE: 14 FEBRUARY 2014
 REV: **A105**

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Sixth Floor

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CONTACT INFORMATION



Exclusively Listed By

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MANAGING DIRECTOR

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Albany, New York 12205

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