

**For Lease - Downtown Albany, Ny Office Space At 39 N Pearl - \$66,670.00/Month or \$1.33/SF/Month  
39 North Pearl St, Albany, New York 12207**



#### **Listing Contact - 1**



**Todd Drowlette**  
**Managing Director**

**NYS Licensed Real Estate Broker**

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**TITAN Commercial Realty Group LLC**



#### **Description**

TWO-LEVEL ENCLOSED PARKING GARAGE OFFERING MORE DIRECT ACCESS TO ELEVATOR BANK. , DUNKIN DONUTS AND COMMUNITY BANK OCCUPY STREET-LEVEL RETAIL AREA. MOVE IN READY OFFICES

Basic Information	
Lease Price:	\$1.33
Property Type:	Office
Available Space:	50000.0 SF
Total Building:	54,000 SF
Lot Size:	0.5 Acres
REC Listing ID:	COM1050

Details			
Listing Details		Structure Details	
Lot Size:	0.5 Acres	Stories:	8
Street Frontage:	150.0	Units:	20
Ceiling Height:	12 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	83	Elevators:	2
Zoning:	MIXED USE	HVAC:	Natural Gas
		Power Amps:	200
		Power Phase:	3
		Heat:	Gas
		Sprinkler:	Wet
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Excellent

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.