

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**50 STATE STREET**  
ALBANY, NEW YORK  
ALBANY COUNTY

BEAUTIFUL DOWNTOWN OFFICE BUILDING. PLENTY OF WINDOWS WITH  
NICE VIEWS. SHORT WALK TO THE CAPITOL AND COURT HOUSES.

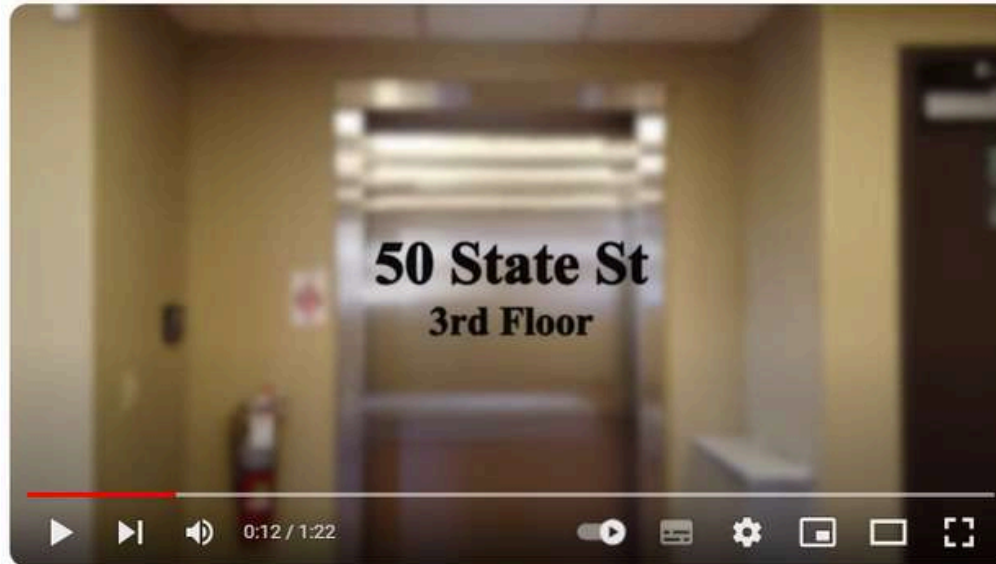


## **QUICK FACTS**

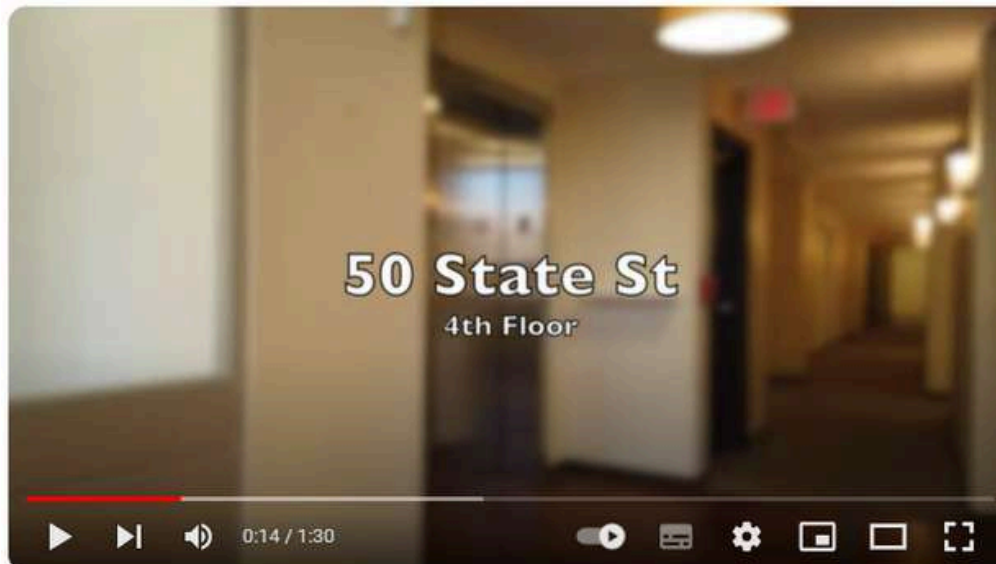
- MARBLE FOYER, KEY FOB ENTRY WITH SECURITY CAMERAS, AND PARKING ONE BLOCK AWAY CONTROLLED BY BUILDING OWNER FOR AN ADDITIONAL COST.
- BUILDING IS SUITABLE FOR ANY PROFESSIONAL OFFICE USE.
- ON-SITE, PROFESSIONAL PROPERTY MANAGEMENT.
- AVAILABLE SPACE: 2 FLOORS AVAILABLE. 3,750 SQUARE FEET EACH FLOOR.
- ELEVATORS: FOB CONTROLLED.
- PARKING: ONE BLOCK AWAY, SURFACE LOT.
- ASKING: \$16.00 PSF GROSS PLUS UTILITIES AND INCREASE IN BASE YEAR NNN'S.
- NNN'S: \$3.25 PSF (CAM \$1.06, INS \$.48, TAX \$1.71)



VIDEO TOUR



50 State 3rd Floor



50 State Street, Albany - 4th Floor

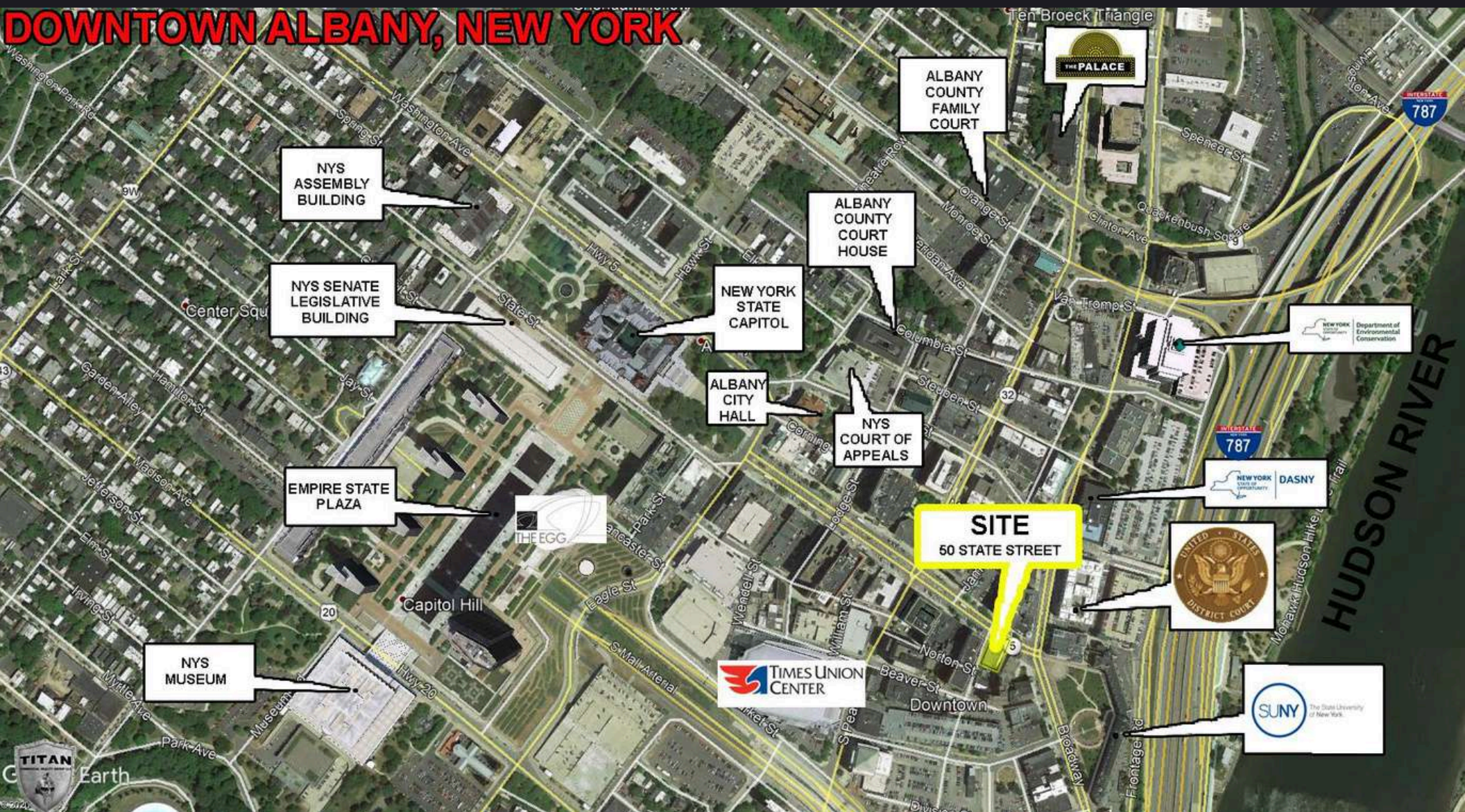








# DOWNTOWN ALBANY, NEW YORK



TITAN COMMERCIAL REALTY GROUP LLC  
24 AVIATION RD, ALBANY, NY, 12205  
518 400 0668

HELPING BUILD EMPIRES  
ONE DEAL AT A TIME

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[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)

[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)





**SITE**  
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# CONTACT INFORMATION

*Exclusively Listed By*



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