

**For Lease - Downtown Albany, Ny Office For Lease 50 State Street - \$5,000.00/Month or \$1.33/SF/Month
50 State St, Albany, New York 12207**



Listing Contact - 1



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TITAN Commercial Realty Group LLC



Description

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)

| Basic Information | |
|-------------------|---------------------|
| Lease Price: | \$1.33 |
| Property Type: | Office |
| Property Subtype: | Professional Office |
| Available Space: | 3750.0 SF |
| Total Building: | 18,750 SF |
| Lot Size: | 0.4 Acres |
| REC Listing ID: | COM11 |

| Details | | | |
|------------------|------------|-------------------|-------------|
| Listing Details | | Structure Details | |
| Lot Size: | 0.4 Acres | Stories: | 6 |
| Street Frontage: | 60.0 | Units: | 6 |
| Ceiling Height: | 10 Feet | Elevators: | 1 |
| Year Built: | | HVAC: | Natural Gas |
| Parking Spaces: | 80 | Power Amps: | 200 |
| Zoning: | COMMERCIAL | Power Phase: | 3 |
| | | Heat: | Gas |
| | | Sprinkler: | Wet |
| | | Roof: | Rubber |
| | | Sanitary System: | Sewer |
| | | Water: | Public |
| | | Condition: | Excellent |
| | | Kitchen: | Yes |

*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.