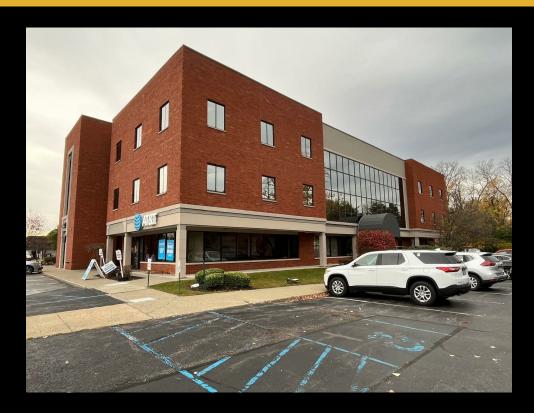
## For Lease - Office For Lease At 1762 Central Ave, Albany Ny - \$22,650.00/Month or \$1.50/SF/Month 1762 Central Avenue, Albany, Albany, New York 12205



## **Listing Contact - 1**



Todd Drowlette Managing Director NYS Licensed Real Estate Broker 24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702

## TITAN Commercial Realty Group LLC



## Description

LOCATED ON HEAVILY TRAVELED CENTRAL AVENUERETAIL FIRST FLOOR:  $\pm$  4,300 square feetRETAIL SPACE: \$30.00 Psf nnn retail space office third floor: from 1,300 sf up to  $\pm$  10,386 square feetOFFICE second floor:  $\pm$ 15,100 sf BUILT OUT MEDICAL OFFICEOFFICE SPACE: \$18.00 PSF GROSS + UTILITIES TRAFFIC COUNT: 43,309 CARS/DAYPYLON SIGNAGE AND FACADE SIGNAGE AVAILABLEBILLBOARD LOCATIONPARKING:  $\pm$  161 SPACESHIGH VISIBILITY LOCATION AT INTERSECTION OF CENTRAL AVENUE AND RAPPLE DRIVELOCATED IN THE VILLAGE OF COLONIE WITH ALBANY ZIP CODE.

Basic Information		
Lease Price:	\$1.50	
Property Type:	Office	
Property Subtype:	Office/Retail	
Available Space:	15100.0 SF	
REC Listing ID:	COM1154	

	Details	
Listing Details		

\*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.