

**For Lease - Professional Office At 1465 Western Avenue, Albany, Ny - \$3,500.00/Month  
or \$2.50/SF/Month  
1465 Western Ave, Albany, Albany, New York 12203**



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



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



#### **Description**

LOCATED AT CORNER OF WESTERN AVENUE AND FULLER ROAD Across from stuyvesant plaza  
AVAILABLE SPACE: ~1,400 square feet  
BUILT OUT EXISTING general dentistry office  
WAS ACQUIRED BY DENTAL PRACTICE DOWN THE ROAD  
Ideal for medical office, office, or retail  
TRAFFIC COUNT: 25,419 vehicles/day on western ave. and 14,764 vehicles/day on fuller road  
PARKING: ~47 SPACES  
Sco-tenants: adirondack orthodontics, the ideal u (nutritionist), and albany endodontics, p.c.  
ASKING: \$30.00 psf NNN PER MONTH PLUS UTILITIES  
\$3,500 per month nnn + utilities

Basic Information	
Lease Price:	\$2.50
Property Type:	Office
Available Space:	1400.0 SF
REB Listing ID:	COM1158

Details
<b>Listing Details</b>

\*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.