

**For Lease - Built To Suit Office Space For Lease 7 Wembley Ct, Albany, Ny 12205 -
\$3,500.00/Month or \$1.25/SF/Month
7 Wembley Ct, Albany, Ny, 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

First Floor office space in a modern owner-occupied professional building located just off New Karner Rd. Ideal for medical, wellness or professional. Enjoy a dedicated private entrance, ADA compliant, generous onsite parking. Quick access to I-87 and Central Ave. Flexible terms and responsive ownership. Owner has agreed to fit up the space within reason.

Basic Information	
Lease Price:	\$1.25
Property Type:	Office
Property Subtype:	Professional Office
Available Space:	2800.0 SF
Total Building:	11,232 SF
Lot Size:	1.3 Acres
REC Listing ID:	COM1200

Details			
Listing Details		Structure Details	
Lot Size:	1.3 Acres	Stories:	2
Ceiling Height:	12 Feet	Units:	3
Year Built:		Loading Docks:	0
Parking Spaces:	48	Elevators:	1
Zoning:	Office	Heat:	Gas
Tax ID/Parcel Number:	012689 29.2-1-12.2	Water:	Public
		Condition:	Very Good

*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.