

**For Lease - Office For Lease In Park Setting Colonie, New York 12 Metro Park Road -  
\$1,613.33/Month or \$1.33/SF/Month  
12 Metro Park Road, Albany, New York 12205**



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



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**TITAN Commercial Realty Group LLC**



#### **Description**

THIS PROPERTY IS ADJACENT TO THE TOWN OF COLONIE PARK - THE CROSSINGS. PARKING LOT ON 3 OF THE 4 SIDES OF THE BUILDING. LARGE ATRIUM GRAND FOYER INTO THE BUILDING. THIS SUITE HAS 1,280 RENTABLE SQUARE FEET AVAILABLE IMMEDIATELY THAT WAS JUST RENOVATED. SET IN A PARK-LIKE SETTING. OCCUPIED BUILDING, BUT TENANTS ARE QUIET. THIS PROPERTY IS ONE BLOCK FROM WOLF ROAD AND IS CENTRALLY LOCATED. MANY OPTIONS FOR LUNCH AND DINNER MEETINGS. TWO PRIVATE OFFICES WITH WINDOWS AND LARGE OPEN AREA.

Basic Information	
Lease Price:	\$1.33
Property Type:	Office
Property Subtype:	Professional Office
Available Space:	1210.0 SF
Total Building:	30,000 SF
Lot Size:	5.0 Acres
Commission*:	5.0
REC Listing ID:	COM2

Details			
<b>Listing Details</b>		<b>Structure Details</b>	
Lot Size:	5.0 Acres	Stories:	1
Street Frontage:	250.0	Units:	17
Lot Depth:	200.0 Feet	Loading Docks:	0
Ceiling Height:	12 Feet	Overhead Doors:	0
Year Built:		Elevators:	0
Parking Spaces:	160	HVAC:	Gas Rooftop
Zoning:	COR	Power Amps:	200
Deed Restrictions:	NONE	Power Phase:	3
Sign on Property:	Yes	Heat:	Gas
		Sprinkler:	None
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Excellent

\*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.