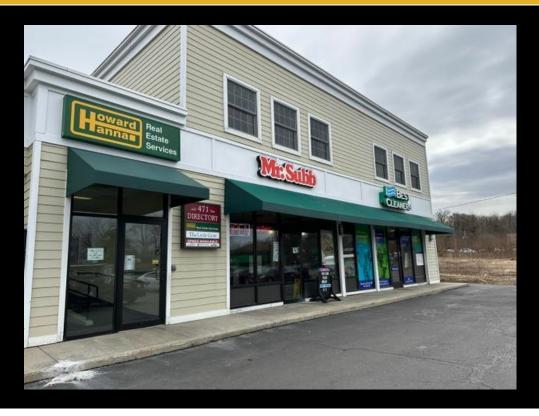
## For Lease - 471 Albany Shaker Road - \$3,500.00/Month or \$1.17/SF/Month 471 Albany Shaker Road, Albany, New York 12211



## Listing Contact - 1



Jessica Richer 20 Aviation Rd, Albany, New York 12205 Work: 518-458-7000

Hanna Commercial Real Estate







Karen Wentz 20 Aviation Rd, Albany, New York 12205 Work: 518-458-7000

Hanna Commercial Real Estate



## **Description**

Imagine your client using an elevator to enter your beautiful office space on the second floor of a commercial building located at the corner of Albany Shaker Road and Osborne Road. 3,000 SF includes large reception area, 2 conference rooms, 11 private offices, open area for cubicles, kitchenette and 2 private bathrooms. This is a sublease and landlord is willing to negotiate a new lease. Modified Gross rent Tenant pays gas, electric, water sewer, garbage collection, telephone, internet and janitorials. Allowed uses professional office, medical, personal cares services, artisan studio/shop, retail business, preschool or Adult Day Care, and place of worship.

Basic Information			Details			
	\$1.17	Lis	Listing Details		Structure Details	
/pe:	Office	Lot Size:	1.7 Acres	Stories:	2	
bace:	3000.0 SF	Ceiling Height:	8 Feet	Elevators:	1	
ng:	21,727 SF	Year Built:		HVAC:	Central	
	1.7 Acres	Parking Spaces:	50	Power Amps:	200	
ID:	COM206	Zoning:	NCOR	Heat:	Gas	
		_oning.		Sanitary System:	Sewer	
				Water:	Public	

\*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.