

**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



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

Hanna Commercial Real Estate



Listing Contact - 2



Karen Wentz

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Work: 518-458-7000

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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

Lease Price:	\$1.17
Property Type:	Office
Available Space:	3000.0 SF
Total Building:	21,727 SF
Lot Size:	1.7 Acres
REB Listing ID:	COM206

Details

Listing Details

Lot Size:	1.7 Acres
Ceiling Height:	8 Feet
Year Built:	
Parking Spaces:	50
Zoning:	NCOR

Structure Details

Stories:	2
Elevators:	1
HVAC:	Central
Power Amps:	200
Heat:	Gas
Sanitary System:	Sewer
Water:	Public

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