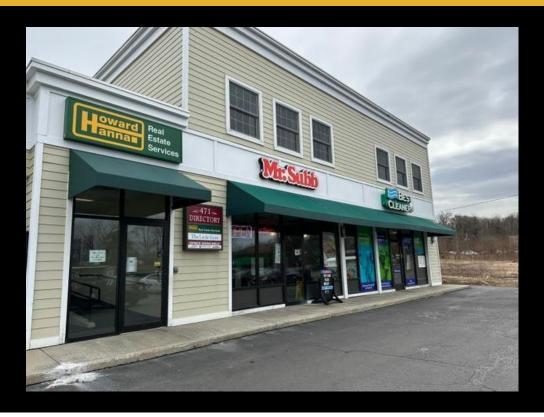
For Lease - 471 Albany Shaker Road - \$3,500.00/Month or \$1.17/SF/Month 471 Albany Shaker Road, Albany, New York 12211



**Listing Contact - 1** 

**Listing Contact - 2** 





Jessica Richer Karen Wentz
NYS Licensed Associate Real Estate NYS Licensed Associate Real Estate
Broker Broker

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

**Hanna Commercial Real Estate** 

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

Details				
Listing Details		Struct	Structure Details	
Lot Size:	1.7 Acres	Stories:	2	
Ceiling Height:	8 Feet	Elevators:	1	
Year Built:		HVAC:	Central	
Parking Spaces:	50	Power Amps:	200	
Zoning:	NCOR	Heat:	Gas	
		Sanitary System:	Sewer	
		Water:	Public	

<sup>\*</sup>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.