

**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

NYS Licensed Associate Real Estate Broker

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

Hanna Commercial Real Estate



Listing Contact - 2



Karen Wentz

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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
REC 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

*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.