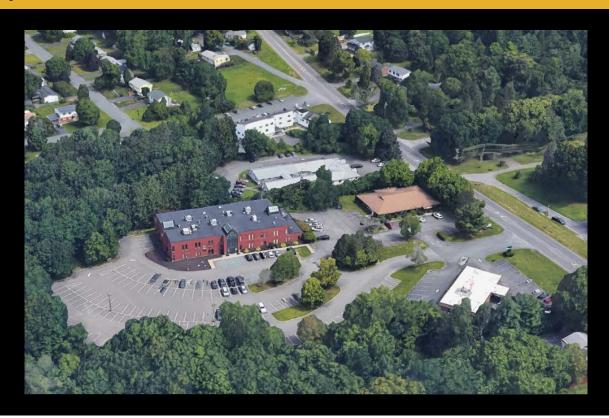
## For Lease - Route 4 Class A Office Space - \$2,554.50/Month or \$1.62/SF/Month 73 A Troy Rd, East Greenbush, New York 12061



## **Listing Contact - 1**



Todd Drowlette
Managing Director

NYS Licensed Real Estate Broker
24 Aviation Road, Suite 202, Albany,
New York 12205
Work: 518-400-0668 x 702

## TITAN Commercial Realty Group LLC



## **Description**

THIS FIRST FLOOR SPACE AVAILABLE IS IMMEDIATELY OFF THE GRAND FOYER. FLOOR TO CEILING WINDOWS. OPEN FLOOR PLAN WITH ONE EXECUTIVE OFFICE. OVERSIZED PARKING LOT. GORGEOUS BRICK BUILDING. THIS PROPERTY IS APPROXIMATELY 5 MINUTES FROM DOWNTOWN ALBANY JUST ACROSS THE HUDSON RIVER. AVAILABLE SPACE:  $\pm$  1,572 RENTABLE SQUARE FEET. LANDLORD MAY SUBDIVIDE OTHER SUITES WITHIN THE BUILDING. PARKING: ~175 SPACES. SERENE, PARK-LIKE FEELING WITH PYLON SIGN AT STREET. ASKING: \$19.50 PSF + UTILITIES AND INCREASE IN BASE YEAR.

Basic Information		
Lease Price:	\$1.62	
Property Type:	Office	
Property Subtype:	Professional Office	
Available Space:	1572.0 SF	
Total Building:	30,000 SF	
Lot Size:	3.0 Acres	
REC Listing ID:	COM47	

Details					
Listing Details		Struct	Structure Details		
Lot Size:	3.0 Acres	Stories:	2		
Street Frontage:	75.0	Units:	7		
Ceiling Height:	12 Feet	Loading Docks:	0		
Year Built:		Overhead Doors:	0		
Parking Spaces:	175	Elevators:	1		
Zoning:	COMMERCIAL	HVAC:	NATURAL GAS		
Sign on Property:	Yes	Power Amps:	200		
		Power Phase:	3		
		Heat:	Gas		
		Sprinkler:	Wet		
		Roof:	Rubber		
		Sanitary System:	Sewer		
		Water:	Public		
		Condition:	Excellent		

<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.