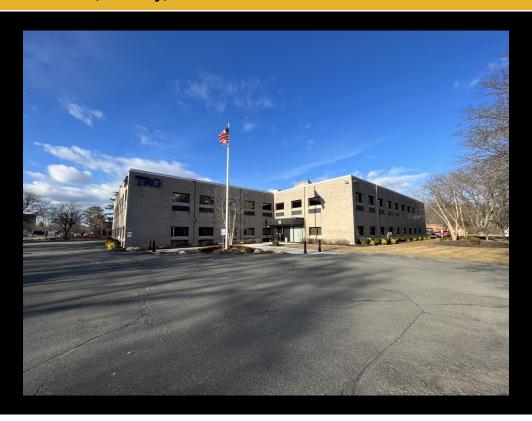
For Lease - Beautiful Second Floor Office Space At 18 Computer Dr - \$21,250.00/Month or \$1.42/SF/Month

18 Computer Drive East, Albany, New York 12205



Todd Drowlette 24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702 TITAN Commercial Realty Group LLC

Description

+/- 15,000 SF SPACE AVAILABLE ON 2ND FLOOR. SPACE CAN BE SUB-DIVIDED TO PREFERRED SIZE. +/- 1,536 SQUARE FEET AVAILABLE ON THE FIRST FLOOR. FORMER STATE FARM OFFICE AND COULD HAVE A DRIVE-THRU WINDOW. LOCATED JUST OFF THE WOLF ROAD RETAIL CORRIDOR. EASY ACCESS TO I-87 AND MINUTES FROM ALBANY INTERNATIONAL AIRPORT. EMERGENCY BACK-UP GENERATOR ON PREMISES. LARGE VAULT. PYLON SIGNAGE AVAILABLE. ASKING \$14.00 PSF PLUS \$3.00 IN EXTRA CHARGES INCLUDING UTILITIES. FRONT AND REAR PARKING LOT.

| Basic Information | | | |
|-------------------|---------------------|--|--|
| Lease Price: | \$1.42 | | |
| Property Type: | Office | | |
| Property Subtype: | Professional Office | | |
| Available Space: | 15000.0 SF | | |
| Total Building: | 30,000 SF | | |
| Lot Size: | 1.75 Acres | | |
| REB Listing ID: | COM5 | | |

| Details | | | | |
|-------------------|------------|-------------------|-------------|--|
| Listing Details | | Structure Details | | |
| Lot Size: | 1.75 Acres | Stories: | 2 | |
| Street Frontage: | 180.0 | Units: | 8 | |
| Ceiling Height: | 10 Feet | Loading Docks: | 0 | |
| Year Built: | | Overhead Doors: | 0 | |
| Parking Spaces: | 100 | Elevators: | 1 | |
| Zoning: | COR | HVAC: | Natural Gas | |
| Sign on Property: | Yes | Power Amps: | 200 | |
| | | Power Phase: | 3 | |
| | | Heat: | Gas | |
| | | Sprinkler: | None | |
| | | Roof: | Rubber | |
| | | Sanitary System: | Sewer | |
| | | Water: | Public | |
| | | Condition: | Excellent | |
| | | Kitchen: | Yes | |
| | | | | |

^{*}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.