

**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**



Listing Contact - 1



Todd Drowlette

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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		Details			
Lease Price:	\$1.42	Listing Details		Structure Details	
Property Type:	Office	Lot Size:	1.75 Acres	Stories:	2
Property Subtype:	Professional Office	Street Frontage:	180.0	Units:	8
Available Space:	15000.0 SF	Ceiling Height:	10 Feet	Loading Docks:	0
Total Building:	30,000 SF	Year Built:		Overhead Doors:	0
Lot Size:	1.75 Acres	Parking Spaces:	100	Elevators:	1
REB Listing ID:	COM5	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.