

**Leased - Route 4 Class A Office Space - \$11,204.38/Month or \$1.63/SF/Month
73 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

FIRST FLOOR SPACE WITH FLOOR TO CEILING WINDOWS. FORMER CHURCH FULLY BUILT OUT. WORSHIP AREA. KITCHEN. EXECUTIVE OFFICES. OPEN FLOOR PLAN AREA ACROSS THE HALL. OVERSIZED PARKING LOT. THIS PROPERTY IS APPROXIMATELY 5 MINUTES FROM DOWNTOWN ALBANY JUST ACROSS THE HUDSON RIVER. AVAILABLE SPACE: ± 6,895 SF RENTABLE SF. LANDLORD MAY SUBDIVIDE TO MAKE SMALLER SUITES. 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:	\$1.63
Property Type:	Office
Property Subtype:	Professional Office
Available Space:	6895.0 SF
Total Building:	30,000 SF
Lot Size:	2.0 Acres
REC Listing ID:	COM52

Details			
Listing Details		Structure Details	
Lot Size:	2.0 Acres	Stories:	2
Street Frontage:	110.0	Units:	7
Ceiling Height:	14 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
		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.