

**Leased - 155 Washington Avenue Office Space In Downtown Albany -
\$25,631.00/SF/Month or \$25,631.00/SF/Month
155 Washington Ave, Albany, New York 12210**



Listing Contact - 1



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TITAN Commercial Realty Group LLC



Description

HIGHLY COVETED ON-SITE PARKING. CDTA BUS STOP IN FRONT OF THE BUILDING. 3 BLOCKS TO THE CAPITOL. 4 BLOCKS TO CITY HALL AND COURTHOUSES. JOIN THE NYS DEPARTMENT OF LABOR, NYS NURSES ASSOCIATION, MEDICAL SOCIETY OF THE STATE OF NEW YORK AND NEW YORK ASSOCIATION ON INDEPENDENT LIVING. AVAILABLE SPACE: 1ST FLOOR : ± 16,190 RENTABLE SQUARE FEET. 2ND FLOOR: ± 3,280 RENTABLE SQUARE FEET. 4TH FLOOR: ± 2,855 RENTABLE SQUARE FEET. GROUND FLOOR: ± 374 RSF / ± 704 RSF / ± 7866 RSF. ASKING \$19.00 PSF GROSS PLUS UTILITIES & JANITORIAL.

| Basic Information | |
|-------------------|---------------------|
| Lease Price: | \$25,631.00 |
| Property Type: | Office |
| Property Subtype: | Professional Office |
| Available Space: | 16188.0 SF |
| Total Building: | 73,000 SF |
| Lot Size: | 2.0 Acres |
| REC Listing ID: | COM53 |

| Details | | | |
|-------------------|------------|-------------------|-------------|
| Listing Details | | Structure Details | |
| Lot Size: | 2.0 Acres | Stories: | 5 |
| Street Frontage: | 110.0 | Units: | 8 |
| Ceiling Height: | 14 Feet | Loading Docks: | 1 |
| Year Built: | | Overhead Doors: | 2 |
| Parking Spaces: | 100 | 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: | Very Good |
| | | 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.