

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**24 AVIATION ROAD**  
ALBANY, NEW YORK 12205  
ALBANY COUNTY

FULLY RENOVATED OFFICE BUILDING WITH PRIME LOCATION





# WOLF ROAD ALBANY, NEW YORK

**SITE**  
24 Aviation Rd

TITAN COMMERCIAL REALTY GROUP LLC  
24 AVIATION RD, ALBANY, NY, 12205  
518 400 0668

[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)

[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

**HELPING BUILD EMPIRES**  
**ONE DEAL AT A TIME**

**TODD J DROWLETTE**  
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM  
NYS LICENSED REAL ESTATE BROKER  
MANAGING DIRECTOR  
518 400 0668 EXT 702



FULLY RENOVATED

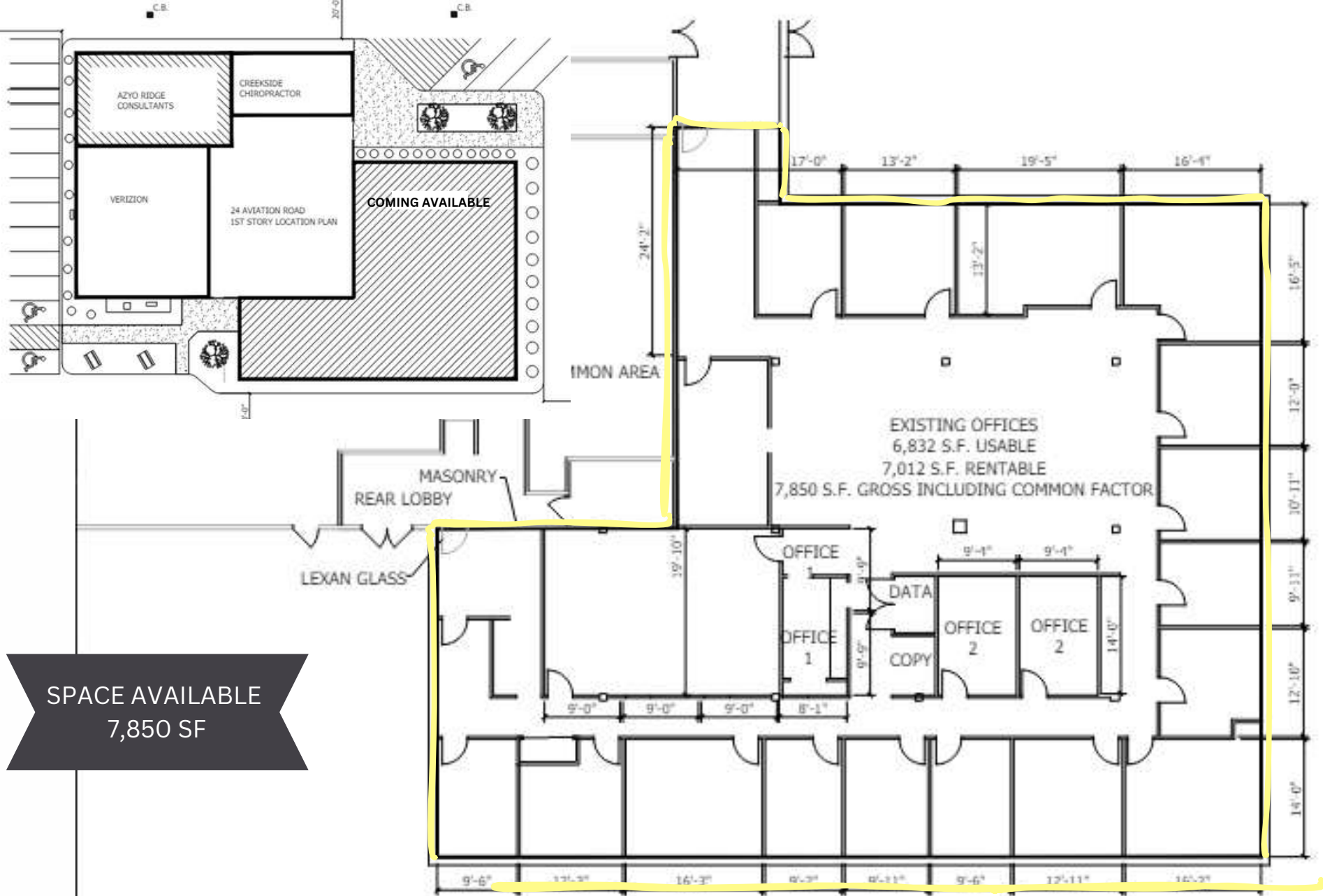




## **QUICK FACTS**

- 7850 RENTABLE SQUARE FEET
- 1 FLAT MONTHLY RATE - \$10,794.00 UTILITIES INCLUDED
- AVAILABLE SUMMER 2025
- LANDLORD WILL CUSTOM BUILD AND LAYOUT TO ACCOMMODATE THE TENANT'S NEEDS
- PYLON SIGN GIVING STREET VISIBILITY
- YOU CAN HAVE EXTRA SIGNAGE DIRECTLY FACING THE ROAD
- 2023 COMPLETE BUILDING RENOVATION: NEW PARKING LOT, BATHROOMS, LOBBIES, HALLWAYS AND LIGHTING
- FRONT AND REAR PARKING
- DIRECT ACCESS TO OFFICE FROM FRONT (Main road) AND REAR DOOR (Bigger parking lot)
- ADJACENT TO THE CROSSINGS TOWN PARK WALKING PATHS
- 1 MINUTE DRIVE TO 30+ LUNCH OPTIONS





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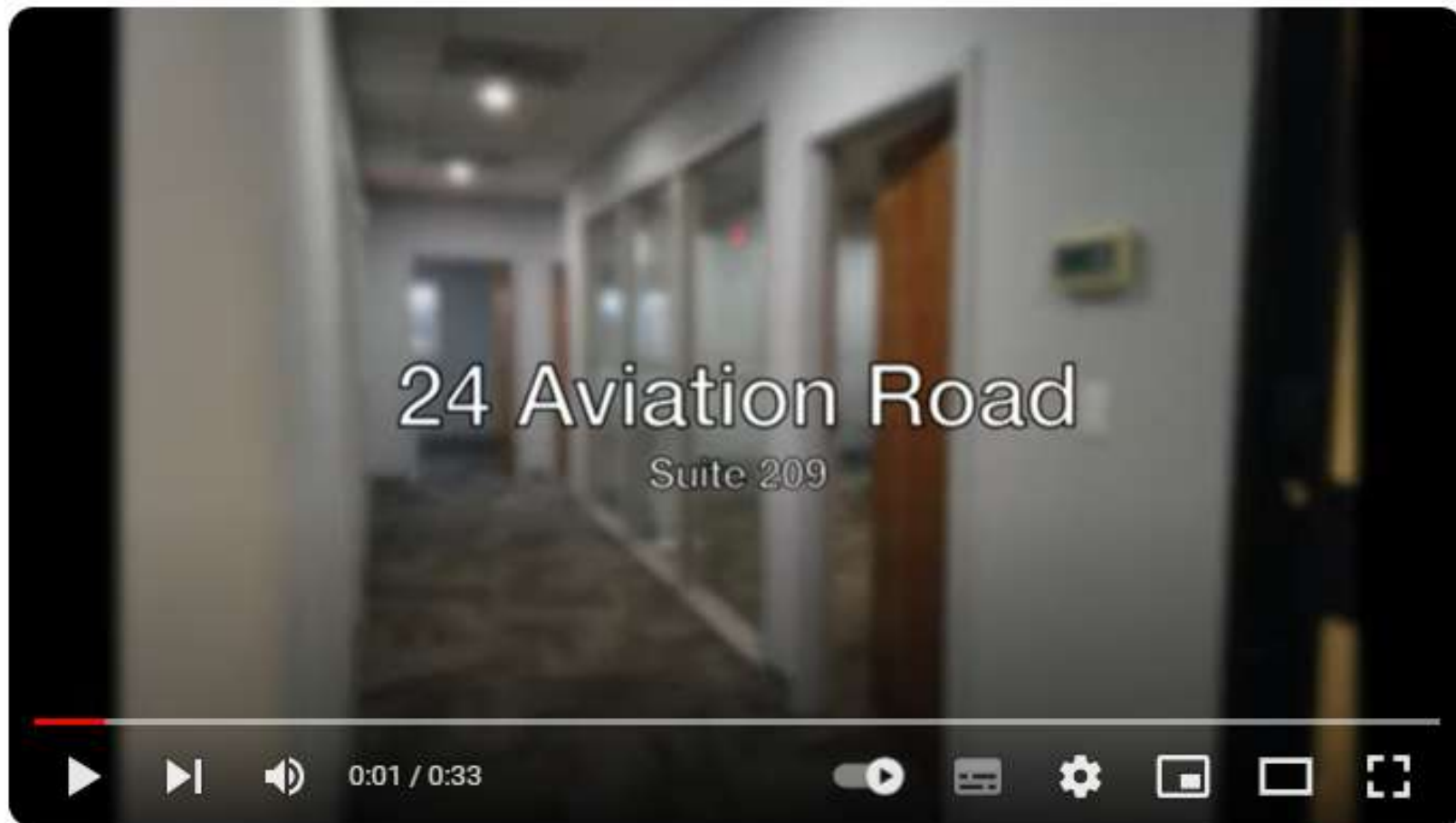
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**QUICK FACTS**

- 1904 RENTABLE SQUARE FEET
- AVAILABLE FOR IMMEDIATE OCCUPANCY
- 1 FLAT MONTHLY RATE - \$2,618.00 (UTILITIES INCLUDED)
- THE ONLY CURRENT AVAILABILITY IN THE BUILDING
- COMPLETE BUILDING RENOVATION: NEW PARKING LOT, BATHROOMS, LOBBIES, LIGHTING AND HALLWAYS
- EXECUTIVE, GLASS CONFERENCE ROOM
- PYLON SIGN GIVING STREET VISIBILITY
- FRONT AND REAR PARKING
- ADJACENT TO THE CROSSINGS TOWN PARK WALKING PATHS
- 1 MINUTE DRIVE TO 30+ LUNCH OPTIONS



## VIDEO TOUR



**24 Aviation Rd Colonie NY | 1,900 Sq Ft Office Available**

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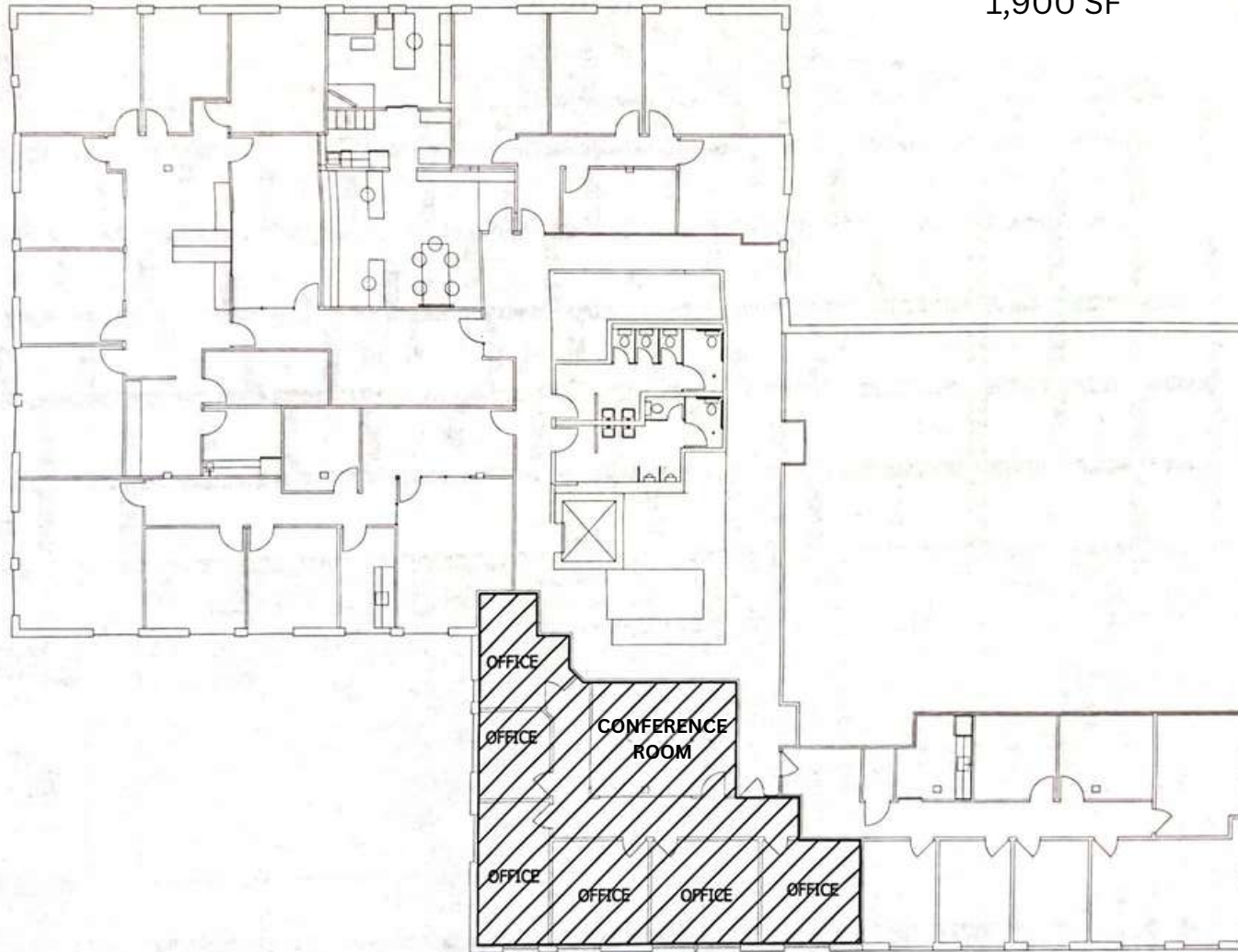
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SPACE AVAILABLE  
1,900 SF



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1,900 SF



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|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| DATE: 15 MARCH 2024 | CAPITAL ARCHITECTURE<br>13 HAMILTON STREET<br>COHOES, NY 12047<br>253 1442 CELL<br>capitalarchitecture@yahoo.com<br><small>THIS WORK WAS PREPARED BY ME<br/>OR UNDER MY SUPERVISION AND<br/>CONSTRUCTION OF THIS PROJECT<br/>WILL BE UNDER MY OBSERVATION.</small> |                   |
|                     | 24 AVIATION ROAD<br>COLONIE, NY                                                                                                                                                                                                                                    | SECOND FLOOR PLAN |
|                     | SHEET #: A101                                                                                                                                                                                                                                                      |                   |

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# CONTACT INFORMATION

*Exclusively Listed By*



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