

**For Lease - 194 Washington Ave - \$3,562.50/Month or \$1.25/SF/Month**  
**194 Washington Ave, Albany, New York 12210**



**Listing Contact - 1**



**Paul Bulmer**

1529 Western Ave, Albany, New York  
12203  
Work: 518-862-0861

**Vanguard-Fine**



**Listing Contact - 2**



**Kenneth Brownell**

1529 Western Ave, Albany, New York  
12203  
Work: 518-862-0861

**Vanguard-Fine**



Description
Two (2) remaining office suites and one (1) retail spot available in a large office building with a small retail presence on Lark Street. Property includes a parking garage for tenants. Great location. 6,603 sf available on the 6th floor 2,850 sf available on the 3rd floor 900 sf retail space fronting Lark Street

Basic Information	
Lease Price:	\$1.25
Property Type:	Office
Available Space:	2850.0 SF
Total Building:	103,200 SF
Lot Size:	0.42 Acres
REB Listing ID:	COM570

Details			
Listing Details		Structure Details	
Lot Size:	0.42 Acres	Stories:	6
Ceiling Height:	9 Feet	Sanitary System:	Sewer
Year Built:		Water:	Public
Parking Spaces:	150		

\*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.