

**For Lease - Professional Office Space With Pylon Signage 18 Computer Dr -
\$2,210.00/Month or \$1.44/SF/Month
18 Computer Drive East, Albany, New York 12205**



Listing Contact - 1



Todd Drowlette

24 Aviation Road, Suite 202, Albany,
New York 12205
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group
LLC**



Description

+/- 1,536 SF AVAILABLE ON THE FIRST FLOOR. POTENTIAL TO ADD DRIVE-THRU LANE BANK TO SPACE. WAS ORIGINALLY CAPCOM FCU BRANCH LOCATION. 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. SAFE IN SPACE. PYLON SIGNAGE AVAILABLE. ASKING \$14.00 PSF PLUS \$3.00 IN EXTRA CHARGES INCLUDING UTILITIES. FRONT AND REAR PARKING LOT. +/- 15,000 SF SPACE AVAILABLE ON 2ND FLOOR. SPACE CAN BE SUB-DIVIDED TO PREFERRED SIZE. RESERVED PARKING SPACES AVAILABLE.

Basic Information	
Lease Price:	\$1.44
Property Type:	Office
Property Subtype:	Professional Office
Available Space:	1540.0 SF
Total Building:	30,000 SF
Lot Size:	1.75 Acres
REB Listing ID:	COM6

Details			
Listing Details		Structure Details	
Lot Size:	1.75 Acres	Stories:	2
Street Frontage:	150.0	Units:	8
Ceiling Height:	12 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	100	Elevators:	1
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:	Superior

*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.