# TITAN COMMERCIAL REALTY GROUP LLC



### PROUDLY PRESENTS:

# 29 BRITISH AMERICAN BLVD. LATHAM, NEW YORK 12210 ALBANY COUNTY

MOVE-IN READY, SUBLEASE OPPORTUNITY. GREAT LOCATION.
FIRST FLOOR SPACES WITH MANY WINDOWS.
THE COMFORT OF THE SUBURBS.



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### **QUICK FACTS**

- +/- 17,105 RENTABLE SQUARE FEET ON 1ST FLOOR.
- KITCHEN/BREAK ROOM ON THE SECOND FLOOR.
- SUBLEASE OPPORTUNITY WITH ABILITY FOR LONGER TERM LEASE.
- TENANT WOULD REMAIN IN A PORTION OF THE SPACE.
- UPDATED BATHROOMS. BEAUTIFUL LOBBY.
- FRONT AND REAR PARKING.
- CURRENT TENANT WOULD ENTERTAIN INCLUDING FURNITURE.
- EASY ACCESS TO I-87 AND MINUTES FROM ALBANY INTERNATIONAL AIRPORT
- ASKING \$14.50 PSF PLUS UTILITIES + INCREASE IN BASE YEAR OPERATING EXPENSES.





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

WWW.TITANCOMMERCIALREALTYGROUP.COM

## HELPING BUILD EMPIRES TOROWLETTE@TITANCOMMERCIALREALTYGROUP.COM ONE DEAL AT A TIME

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER MANAGING DIRECTOR 518 400 0668 EXT 702









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### **VIDEO TOURS**

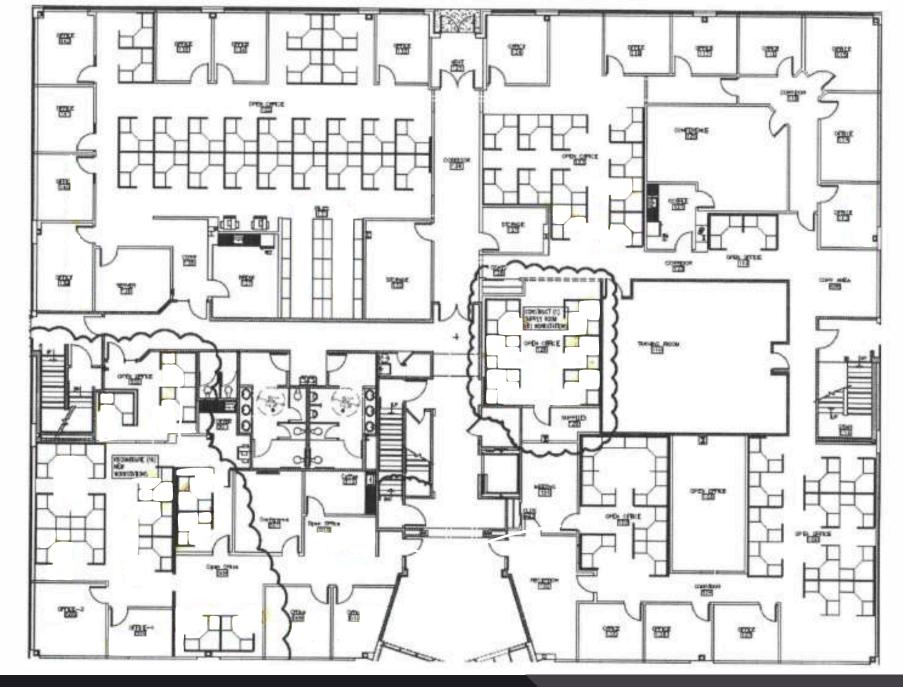


29 British American Boulevard, Latham, NY - Part 1



29 British American Boulevard, Latham, NY - Part 2



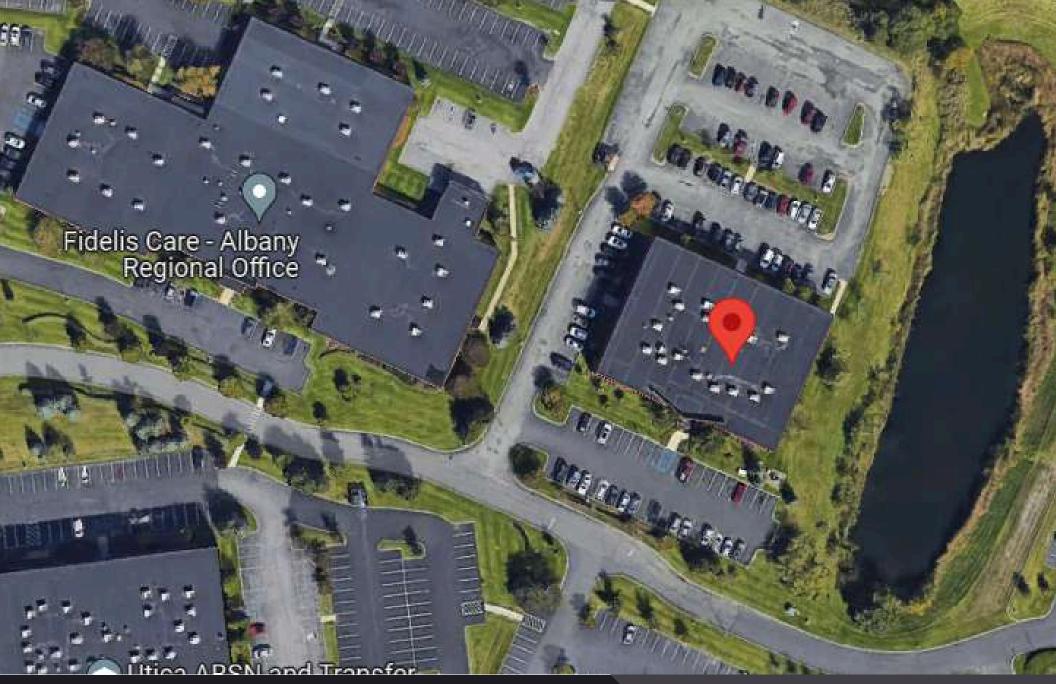


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# CONTACT INFORMATION

Exclusively Listed By



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