

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.

FOR RENT

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
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







VIDEO TOURS



29 British American Boulevard, Latham, NY - Part 1



29 British American Boulevard, Latham, NY - Part 2





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Fidelis Care - Albany
Regional Office

Utica ARSN and Transfer

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CONTACT INFORMATION

Exclusively Listed By



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