

**For Lease - Downtown Albany, Ny Office With Parking At 155 Washington Ave Suite G1 - \$9,832.50/Month or \$1.25/SF/Month  
155 Washington Ave, Albany, New York 12210**



#### **Listing Contact - 1**



**Todd Drowlette**

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Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



#### **Description**

ON-SITE PARKING. CDTA BUS STOP IN FRONT OF THE BUILDING. 3 BLOCKS TO THE CAPITOL. 4 BLOCKS TO CITY HALL AND COURTHOUSES. JOIN THE NYS DEPARTMENT OF LABOR, NYS NURSES ASSOCIATION, MEDICAL SOCIETY OF THE STATE OF NEW YORK AND NEW YORK ASSOCIATION ON INDEPENDENT LIVING. LARGE HALLWAYS. AVAILABLE SPACE: 1ST FLOOR :  $\pm$  16,190 RSF. 2ND FLOOR:  $\pm$ 3,280 RFS. 4TH FLOOR:  $\pm$  2,855 RSF. GROUND FLOOR: $\pm$  374 RSF/  $\pm$  704 RSF/  $\pm$ 7866 RSF. ASKING \$15.00 PSF GROSS PLUS UTILITIES & JANITORIAL.

Basic Information		Details			
Lease Price:	\$1.25	Listing Details		Structure Details	
Property Type:	Office	Lot Size:	2.0 Acres	Stories:	5
Property Subtype:	Professional Office	Street Frontage:	100.0	Units:	9
Available Space:	7866.0 SF	Ceiling Height:	12 Feet	Loading Docks:	1
Total Building:	74,000 SF	Year Built:		Overhead Doors:	1
Lot Size:	2.0 Acres	Parking Spaces:	73	Elevators:	1
REB Listing ID:	COM71	Zoning:	COMMERCIAL	HVAC:	Natural Gas
		Sign on Property:	Yes	Power Amps:	600
				Power Phase:	3
				Heat:	Gas
				Sprinkler:	Wet
				Roof:	Rubber
				Sanitary System:	Sewer
				Water:	Public
				Condition:	Very Good
				Kitchen:	Yes

\*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.