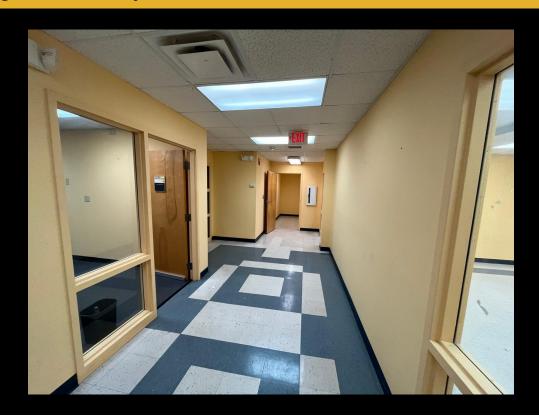
For Lease - Downtown Albany, Ny Office With Parking At 155 Washington Ave Suite G1 - \$9,832.50/Month or \$1.25/SF/Month 155 Washington Ave, Albany, New York 12210



## **Listing Contact - 1**



Todd Drowlette
Managing Director

NYS Licensed Real Estate Broker
24 Aviation Road, Suite 202, Albany,
New York 12205

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 & Amp; amp; JANITORIAL.

Basic Information		
Lease Price:	\$1.25	
Property Type:	Office	
Property Subtype:	Professional Office	
Available Space:	7866.0 SF	
Total Building:	74,000 SF	
Lot Size:	2.0 Acres	
REC Listing ID:	COM71	

Details				
Listing Details		Struct	Structure Details	
Lot Size:	2.0 Acres	Stories:	5	
Street Frontage:	100.0	Units:	9	
Ceiling Height:	12 Feet	Loading Docks:	1	
Year Built:		Overhead Doors:	1	
Parking Spaces:	73	Elevators:	1	
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	

<sup>\*</sup>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.