



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**



AVAILABLE FOR LEASE

40 MEDIA DRIVE

QUEENSBURY, NY 12804

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Highlights:

- Up to 41,234± SF of Class A office space available
- Excellent commuter location located directly off Exit 18 of the Adirondack Northway (I-87)
- Easy access to Washington County, Saratoga County, Glens Falls Central Business District, and Warren County Airport
- Ample & convenient on-site parking
- Close proximity to banks, restaurants, hotels, cafes, shopping, medical services and other local amenities
- Co-Tenants include Hudson Headwaters, and Travelers Insurance

Building Features:

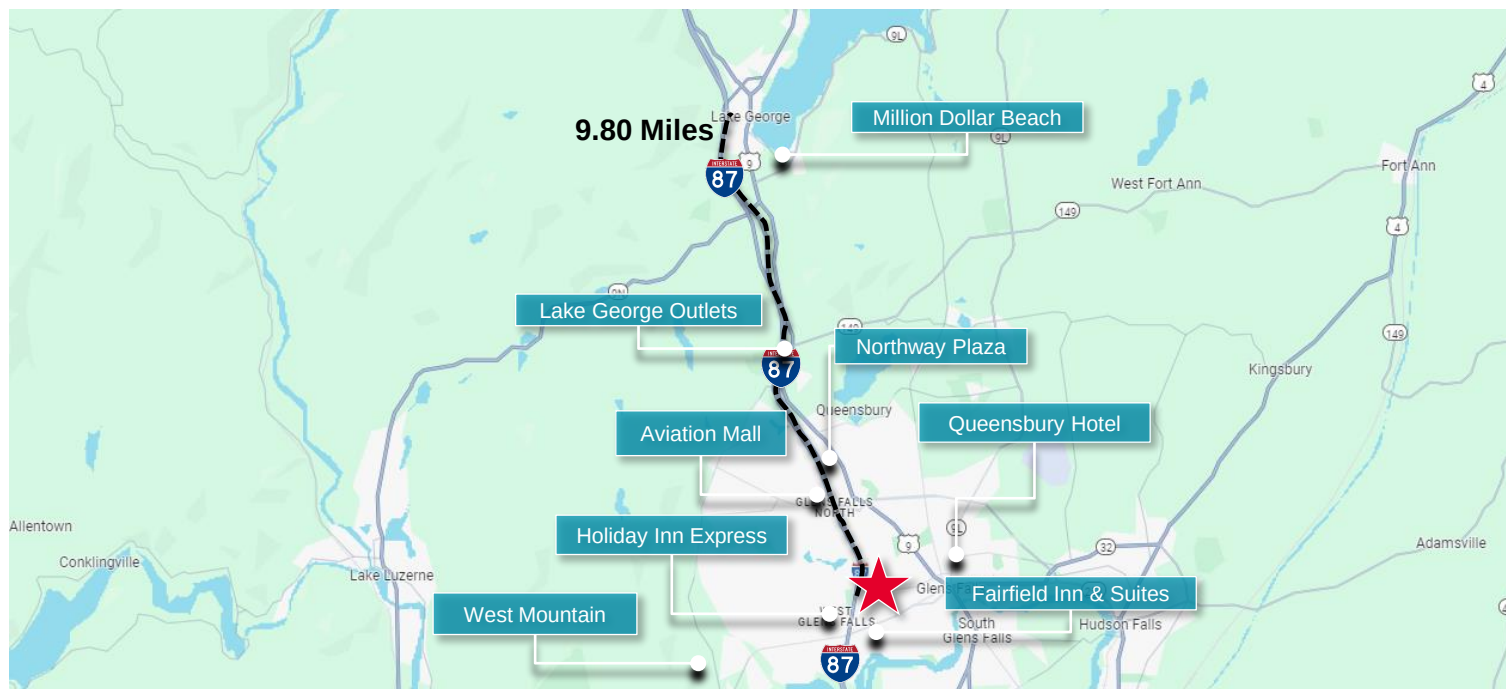
Address:	40 Media Drive Queensbury, NY 12804	Parking:	425± Private Spaces
County:	Warren	Year Built:	2007
Total Building SF:	66,060± SF	Tax ID:	309.10-1-82.1 & 309.10-1-33.12
Available SF:	Up to 41,234± SF • 6,866± SF (1st Floor) • 34,368± SF (2nd Floor)	Zoning:	MS
	<u>Click to view Virtual Tour of 1st Floor</u> <u>Click to view Virtual Tour of 2nd Floor</u>	Stories:	2
Property Type:	Commercial	Generators:	(3) C15/400KW (Providing backup for entire building)
Land Use:	Professional Office	Utilities:	Water: Municipal Sewer: Municipal
Acres:	6.75±	<u>Click to View Property Video</u>	

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Location Map



Aerial Map



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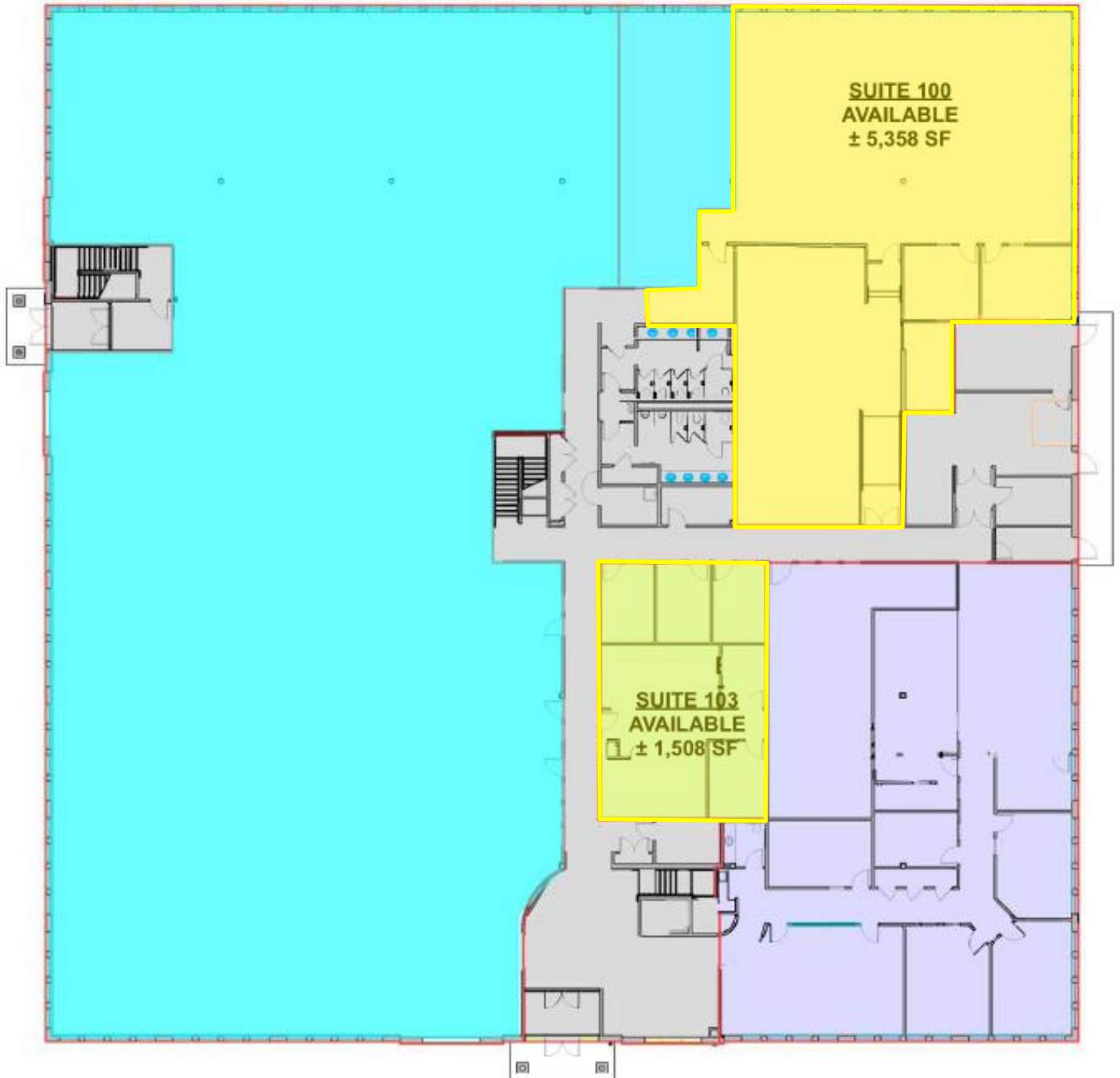
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Conceptual Floor Plan (1st Floor)

- Suite 100: 5,358± SF
- Suite 103: 1,508± SF



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- Suite 200: 21,718± SF
- Suite 201: 12,650± SF
- Can be combined to be contiguous for total of 34,368± SF



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Property Photos



For further information, contact:

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