

**For Lease - 7850 Sf Office Space At 24 Aviation Rd, Albany, Ny - \$10,794.00/Month or \$1.38/SF/Month**  
**24 Aviation Road, Albany, New York 12205**



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



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



#### **Description**

BUILDING COMPLETELY RENOVATED LAST YEAR INTO THIS YEAR. SPACE COMING AVAILABLE, LANDLORD WILL CUSTOM BUILD AND LAYOUT TO ACCOMMODATE THE TENANT'S NEEDS. BEAUTIFUL EXECUTIVE BATHROOMS. NEW LOBBIES. NEW PARKING LOT. NEW LANDSCAPING. ADJACENT TO THE CROSSINGS TOWN PARK WITH MILES OF WALKING TRAILS DURING YOUR LUNCH BREAK. LOCATED PARALLEL TO WOLF ROAD WITHOUT THE TRAFFIC. DOG-FRIENDLY PROPERTY. PARKING IN FRONT AND REAR OF BUILDING. PYLON SIGNAGE ON ROAD WITH ALL TENANTS NAMED.

Basic Information	
Lease Price:	\$1.38
Property Type:	Office
Property Subtype:	Professional Office
Available Space:	7850.0 SF
Total Building:	30,000 SF
Lot Size:	2.0 Acres
REB Listing ID:	COM75

Details			
Listing Details		Structure Details	
Lot Size:	2.0 Acres	Stories:	2
Street Frontage:	140.0	Units:	11
Ceiling Height:	10 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	120	Elevators:	1
Zoning:	COR	HVAC:	NATURAL GAS
Deed Restrictions:	NONE	Power Amps:	200
Sign on Property:	Yes	Power Phase:	3
		Heat:	Gas
		Sprinkler:	None
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Superior
		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.