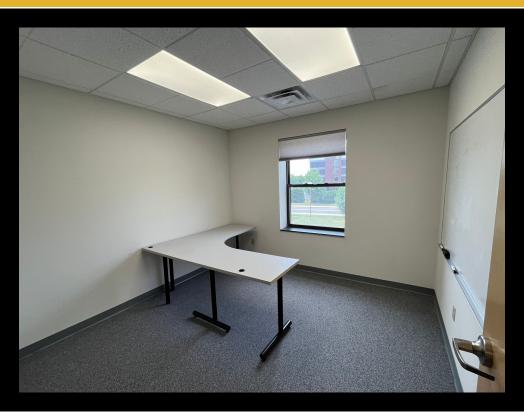
## For Lease - Office For Lease In Colonie, New York 12 Metro Park Road - \$1,890.00/Month or \$1.37/SF/Month 12 Metro Park Road, Albany, New York 12205



## Todd Drowlette 24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702 TITAN Commercial Realty Group LLC

## **Description**

THIS PROPERTY IS ADJACENT TO THE TOWN OF COLONIE PARK - THE CROSSINGS. PARKING LOT ON 3 OF THE 4 SIDES OF THE BUILDING. LARGE ATRIUM GRAND FOYER INTO THE BUILDING. THIS SUITE HAS 1,280 RENTABLE SQUARE FEET AVAILABLE IMMEDIATELY THAT WAS JUST RENOVATED. SET IN A PARK-LIKE SETTING. OCCUPIED BUILDING, BUT TENANTS ARE QUIET. THIS PROPERTY IS ONE BLOCK FROM WOLF ROAD AND IS CENTRALLY LOCATED. MANY OPTIONS FOR LUNCH AND DINNER MEETINGS. TWO PRIVATE OFFICES WITH WINDOWS AND LARGE OPEN AREA.

Basic Information			
Lease Price:	\$1.37		
Property Type:	Office		
Property Subtype:	Professional Office		
Available Space:	1375.0 SF		
Total Building:	30,000 SF		
Lot Size:	5.0 Acres		
Commission*:	5.0		
REB Listing ID:	COM756		

Details				
Listing Details		Structu	Structure Details	
Lot Size:	5.0 Acres	Stories:	1	
Street Frontage:	250.0	Units:	17	
Lot Depth:	200.0 Feet	Loading Docks:	0	
Ceiling Height:	12 Feet	Overhead Doors:	0	
Year Built:		Elevators:	0	
Parking Spaces:	160	HVAC:	Gas Rooftop	
Zoning:	COR	Power Amps:	200	
Deed Restrictions:	NONE	Power Phase:	3	
Sign on Property:	Yes	Heat:	Gas	
		Sprinkler:	None	
		Roof:	Rubber	
		Sanitary System:	Sewer	
		Water:	Public	
		Condition:	Excellent	

<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.