



**Pyramid Brokerage
Company**



FOR SUBLEASE
30 SOUTH PEARL STREET
ALBANY, NY 12207

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PROPERTY DESCRIPTION

Penthouse Space. Long Term sublease. Two conference rooms, 15 private offices. Full kitchen, lunchroom, break room. Rooftop outdoor Mezzanine. Outdoor private patio. Turnkey Space. All FF&E included.

Property Video:

https://www.youtube.com/watch?v=dyXQW_72Ah0

PROPERTY HIGHLIGHTS

Address:	30 South Pearl Street Albany, NY 12207	Term:	Negotiable
Locale:	Albany Business District	Ceiling Height:	9'
Lease Type	Sublease	Stories:	14
Total Bldg. SF:	225,860±	Elevators:	5
Available SF:	10,089±	Condition:	Excellent
		Year Built:	1984

CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY

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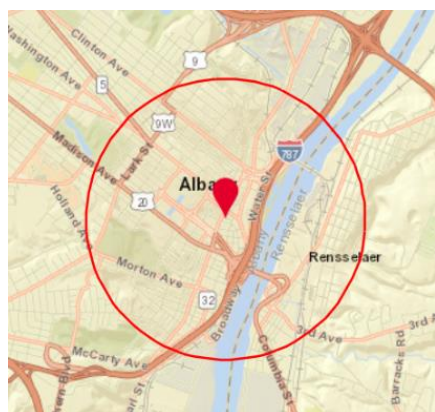
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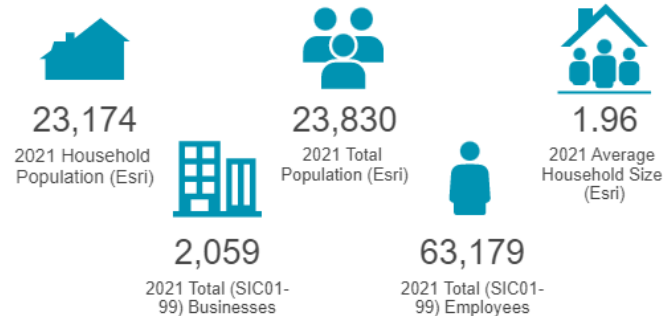
PROPERTY LOCATION MAP



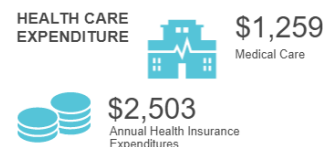
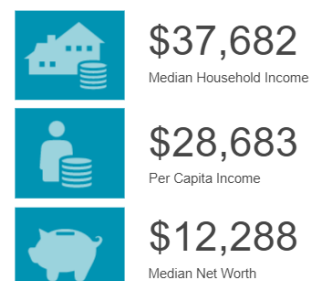
DEMOGRAPHICS
 (Ring of 1 Mile)



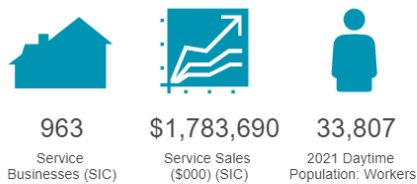
GENERAL DEMOGRAPHICS



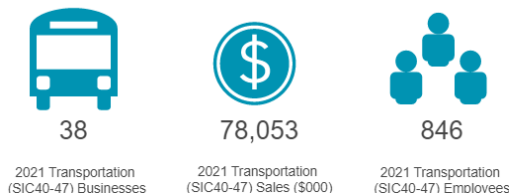
INCOME



SERVICES SUMMARY



TRANSPORTATION BUSINESS



OCCUPATION



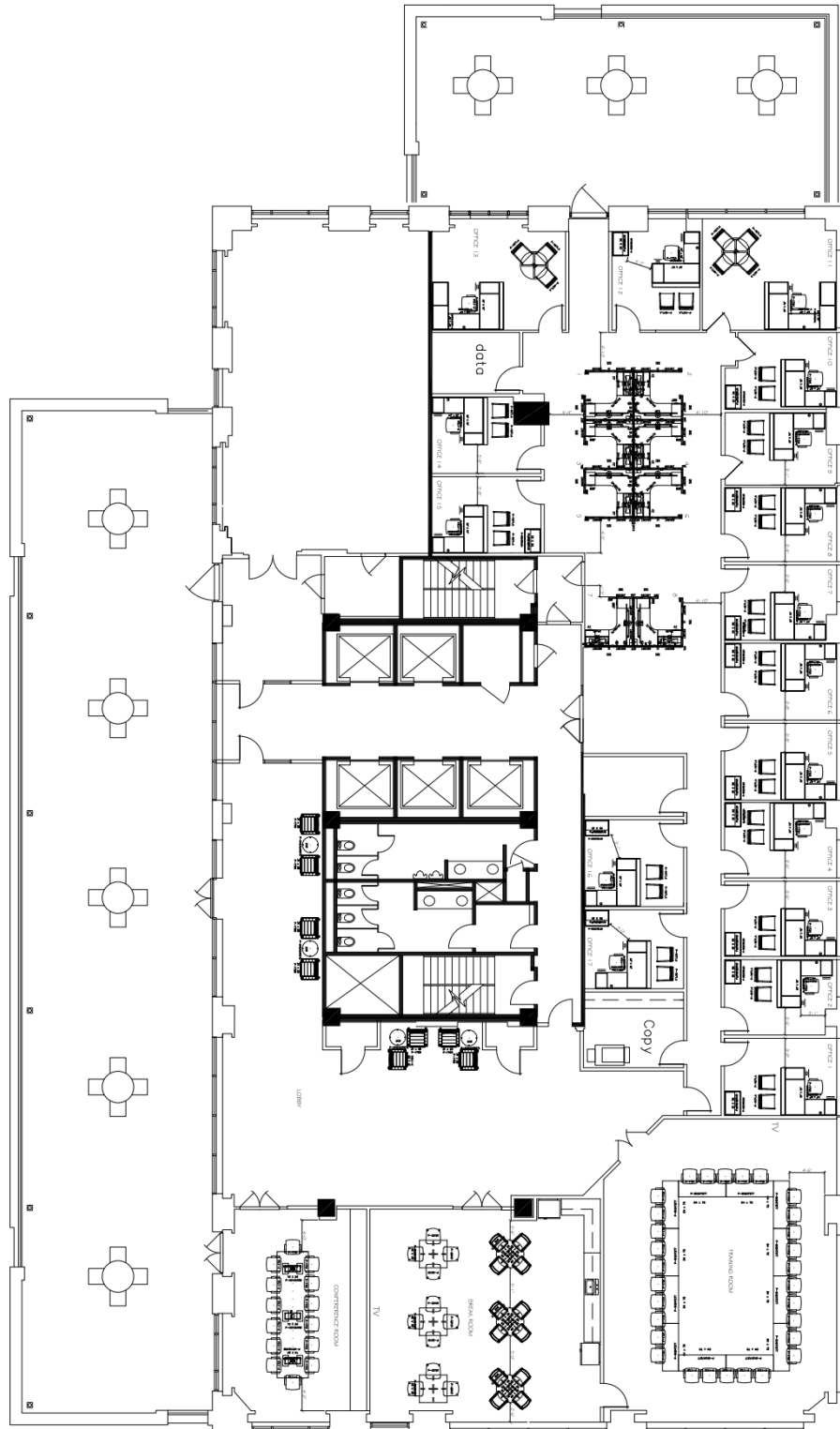
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FLOOR PLAN

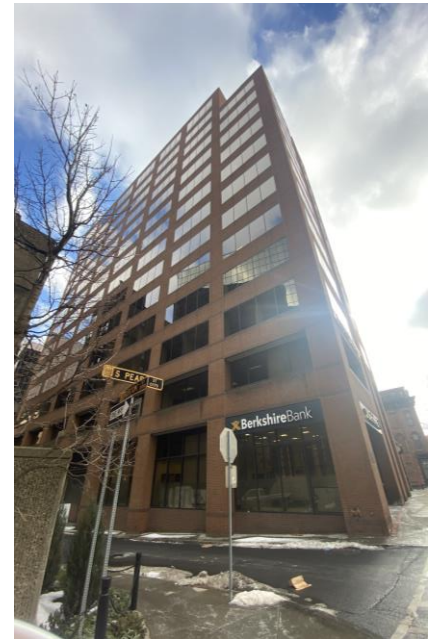


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