



5TH FLOOR PENTHOUSE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

5th Floor Penthouse, 3,141± SF, has large conference room, 6 private offices, wet kitchen, and men's/women's private bathrooms. Secure building and elevator access. \$4,450/Month Gross + Utilities. Rent includes janitorial.

VIRTUAL TOUR

<https://kuula.co/share/collection/7vfD8?logo=1&info=1&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3&margin=6>

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	12,166	93,044	149,476
Households	5,452	40,844	63,614
Average HH Income	\$55,099	\$69,112	\$80,951
Total Businesses	565	2,490	4,542
Total Employees	12,178	38,466	72,196

Source: ESRI, 2022

Traffic Counts

Arch St & James St	1,200 AADT
I-787	45,812 AADT

Source: NYS DOT, 2022

For more information, please contact:

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AERIAL



PROPERTY FEATURES

Locale:	Albany Business District	Ceiling Height:	10'
Total Bldg. SF:	22,000± SF	Stories:	5
Available SF:	3,141± SF	Elevators:	1 – Passenger
Suite:	5 th Floor Penthouse	Construction:	Concrete
Term:	36 Months	Roof:	Rubber
Year Built:	1910	Utilities:	Municipal Water & Sewer

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PROPERTY IMAGES

