



**Pyramid Brokerage
Company**



FOR SUBLEASE
463 NEW KARNER ROAD
ALBANY, NY 12205

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PROPERTY DESCRIPTION

Entire Class A building available for sublease. Floor plates are approximately 11,115 SF with natural light, private offices, conference rooms, large meeting areas and cubicles. All furniture, fixtures, and equipment can be included.

Virtual Tour: [LINK TO BE CREATED](#)

PROPERTY HIGHLIGHTS

Address:	463 New Karner Road Albany, NY 12205	Term:	Sublease through 12/31/2026
Lease Type:	Sublease	Ceiling Height:	8'-10' throughout
Total Bldg. SF:	22,644±	Stories:	2
Available SF:	22,644±	Elevators:	1
Acres:	0.26±	Condition:	Excellent
		Year Built:	2006

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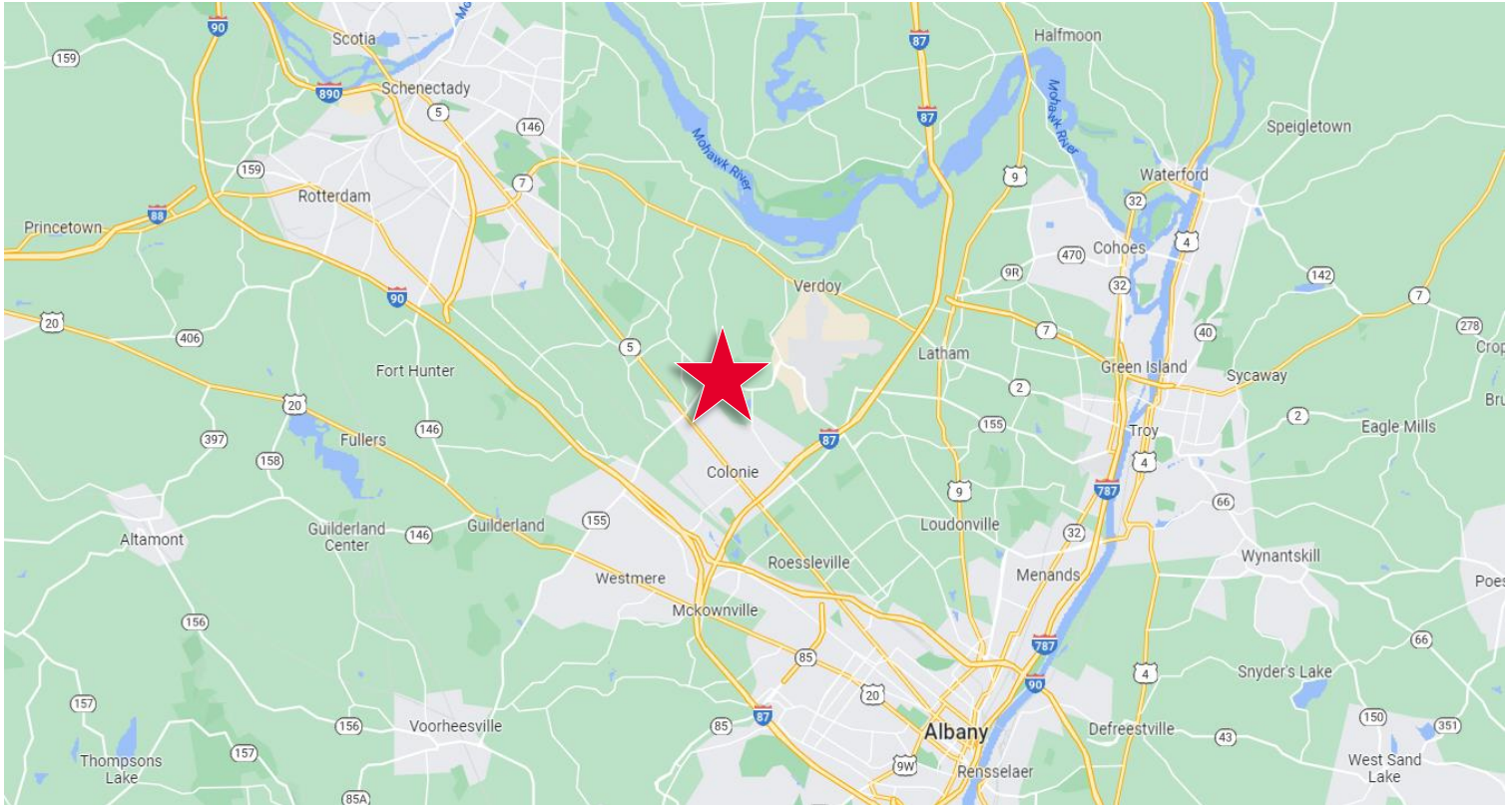
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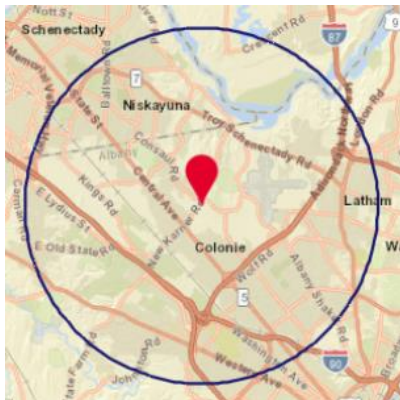
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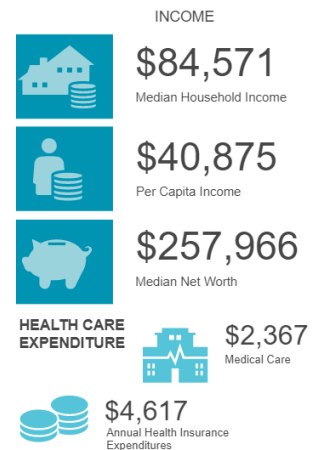
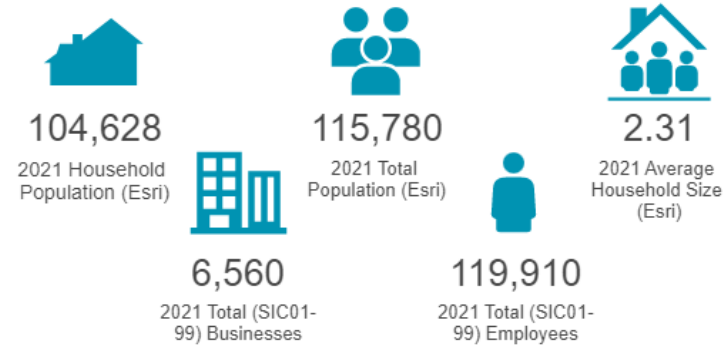
PROPERTY LOCATION MAP



DEMOGRAPHICS
 (Ring of 5 Miles)



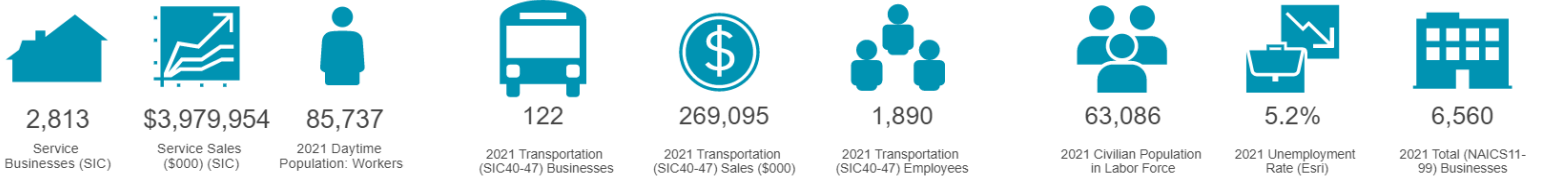
GENERAL DEMOGRAPHICS



SERVICES SUMMARY

TRANSPORTATION BUSINESS

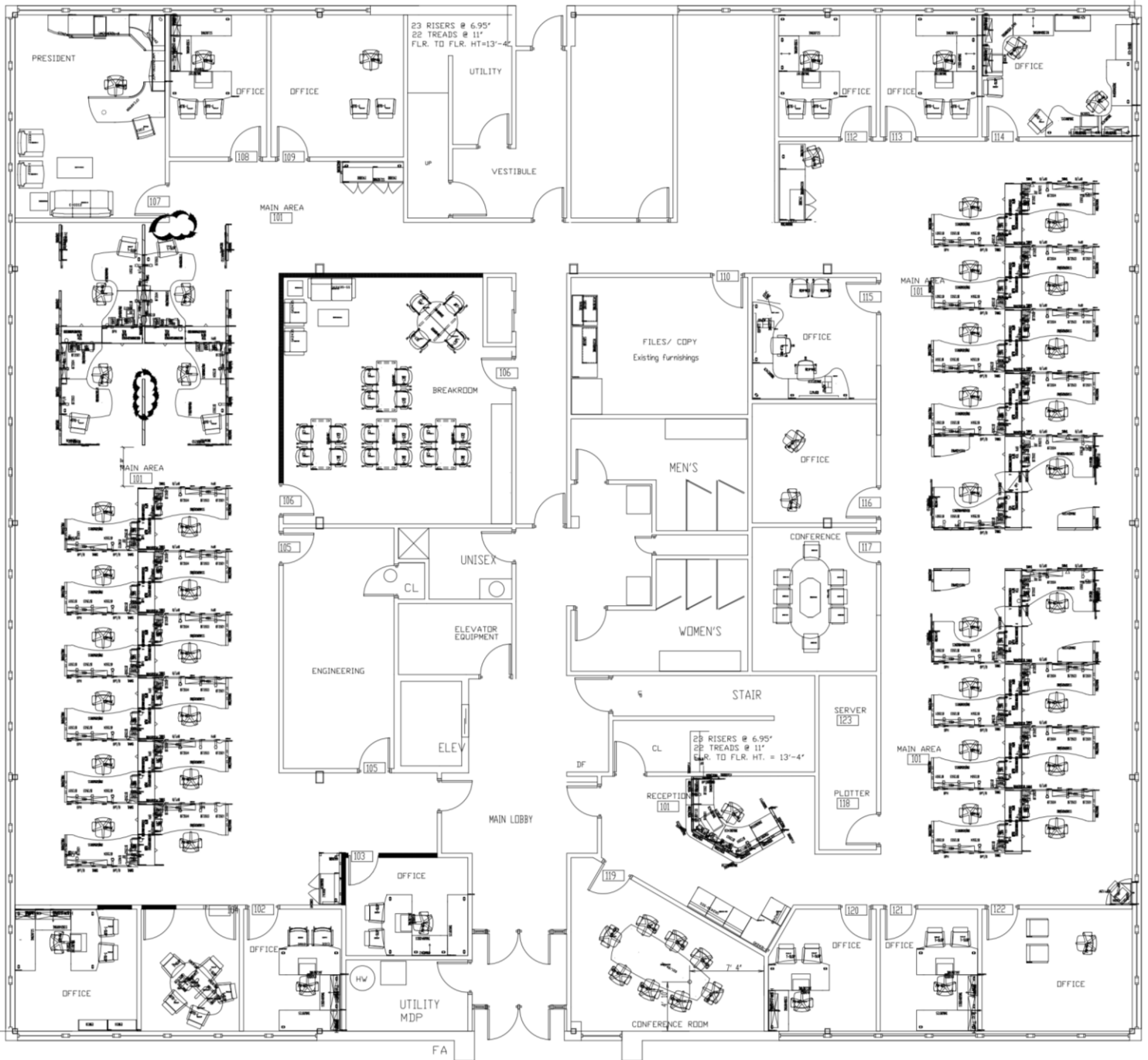
OCCUPATION



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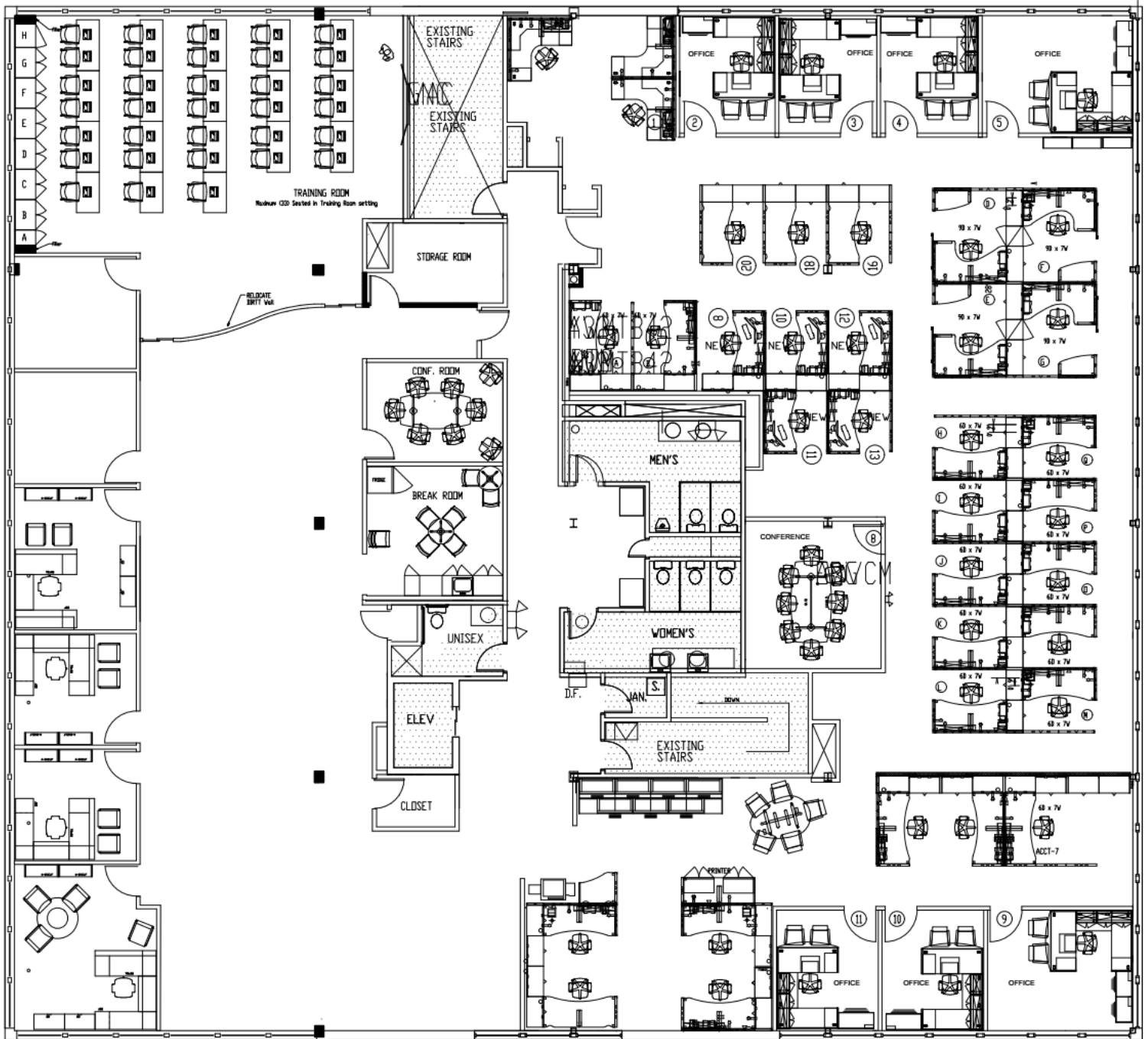
FLOOR PLAN – 1st FLOOR



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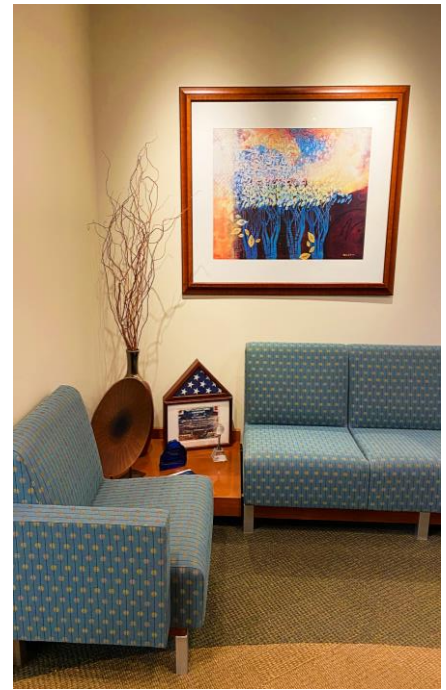
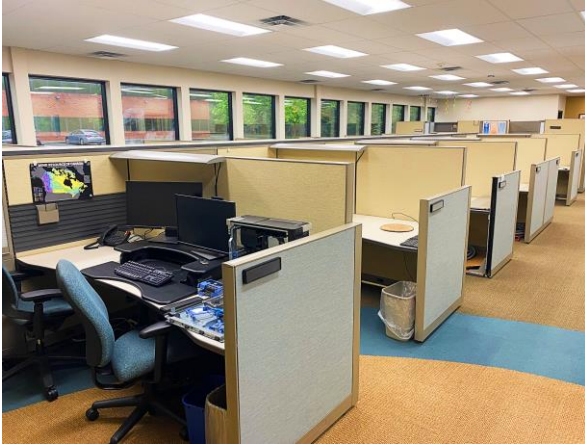


FLOOR PLAN – 2nd FLOOR



Existing

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For further information, contact:

PETER W. STRUZZI, SIOR
President
Principal Real Estate Broker
+1 518 229 6795 (mobile)
pstruzzi@pyramidbrokerage.com

JEFFREY D'AMORE, SIOR
Executive Director
Real Estate Broker
+1 518 954 9160 (mobile)
jdamore@pyramidbrokerage.com

40 British American Blvd.
Latham, NY 12110
Main: +1 518 489 9199
Fax: +1 518 489 3492
pyramidbrokerage.com

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