

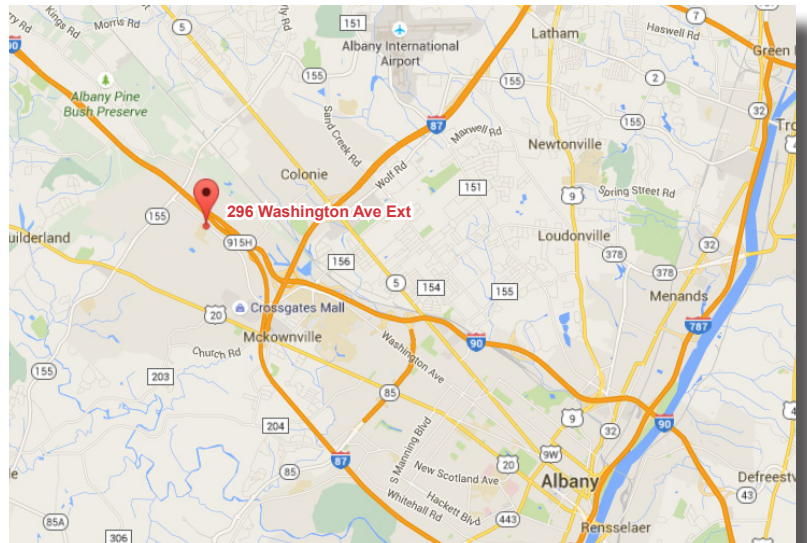
**For Lease | 3,576 SF**  
**\$14.50/SF + util.**  
**Class A Office Space**



## 296 Washington Avenue Extension Albany, NY

### Property Features

- Class A office space off of Washington Ave Extension
- Convenient access to major highways, shopping malls, and restaurants
- Single-story office building with flexible build out
- Private off-street parking available for 59 vehicles
- Peaceful quiet setting near Pine Bush Reserve
- Gross lease price includes taxes, insurance and maintenance - Tenant pays utilities



### Directions

West on Washington Avenue Ext to #296



### Robert Murphy

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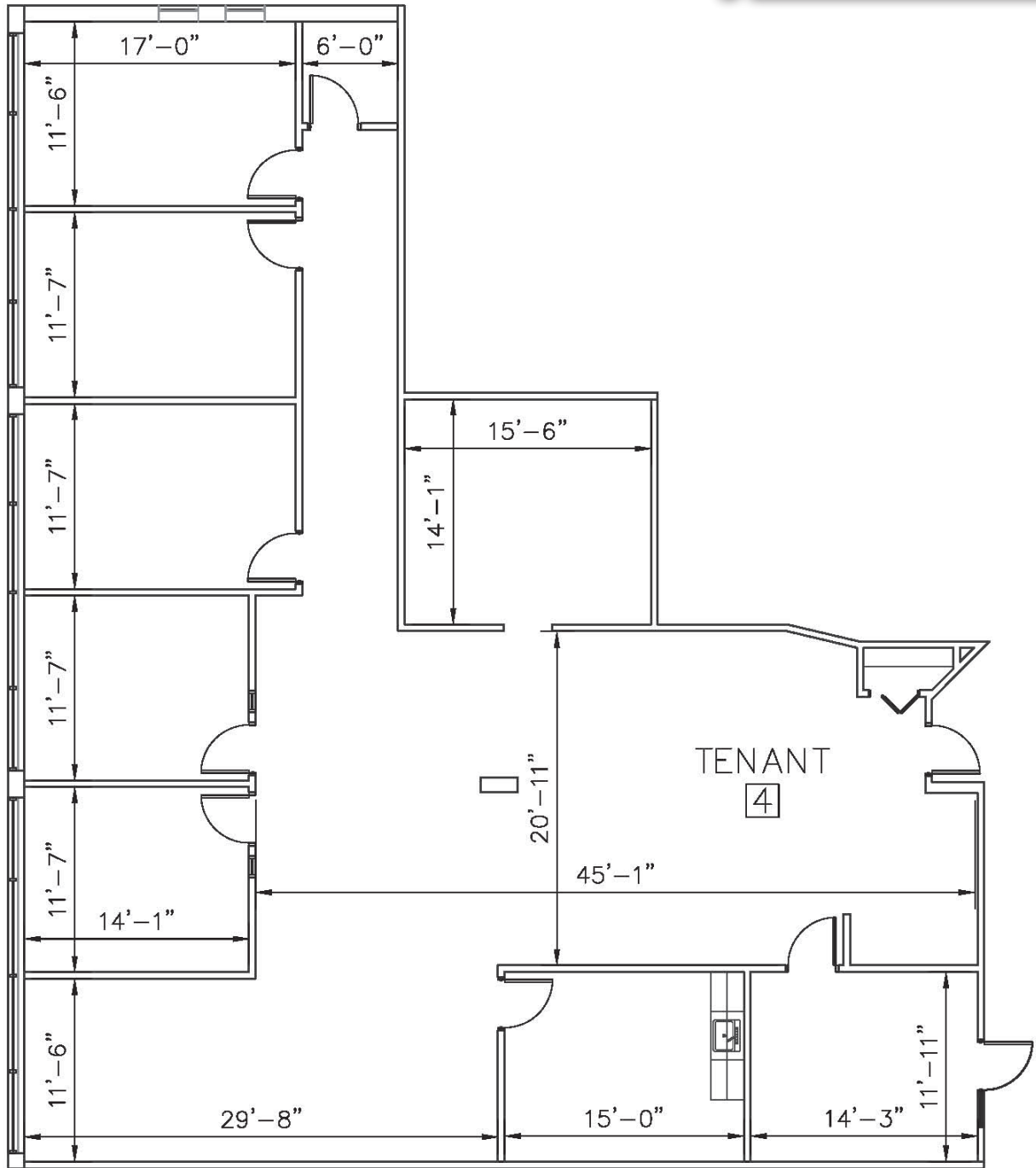
## 296 Washington Avenue Extension Albany, NY

### Building Information

Lot size:	1.74 Acres
Zoning:	Business
Parking:	59 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp 3 Phase
Condition:	Excellent
Construction:	Brick / Glass
Built:	1985



# Floor Plan



NAI Platform delivers superior results for our clients. We meet and exceed their commercial real estate needs through a team of specialized experts.

Our professionals possess extensive knowledge and experience of the industry's intricate nuances, helping our clients surpass their goals. We deliver a range of diversified services at an unparalleled value.

# NAI Platform

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