

FOR LEASE - TURN KEY DOWNTOWN ALBANY CAFE

136 State Street, Albany, New York 12207



OFFERING SUMMARY

Lease Price:	\$895.00 / MO
Office SF:	880
Zoning:	MU-DT
Parcel:	0.10 Acres
Stories:	6
Ceiling Height:	12 ft.
Water:	Municipal
Heat:	GHA
A/C:	Central
Roof:	EPDM
Construction:	Masonry
Year Built:	2015
Condition:	Excellent

Property Overview

Charming restaurant/cafe space in the lobby of a beautifully restored Wellington Row office building in the shadow of the NYS Capitol. The 880 SF space is comprised of roughly 400 SF of cooking/counter space and another 480 SF in the lobby for the cafe's tables and chairs. Washing stations, shelving in place. Sub-lease opportunity at significantly discounted rent of \$895/month. Lease expiration = 8/7/25.

Included

Flat Screen TV, Safe, 3-Bay Wash Sink, Small Sink, 3-4 Shelving Units, Lobby Seating for 18 Provided by Landlord, and Other Odds and Ends.

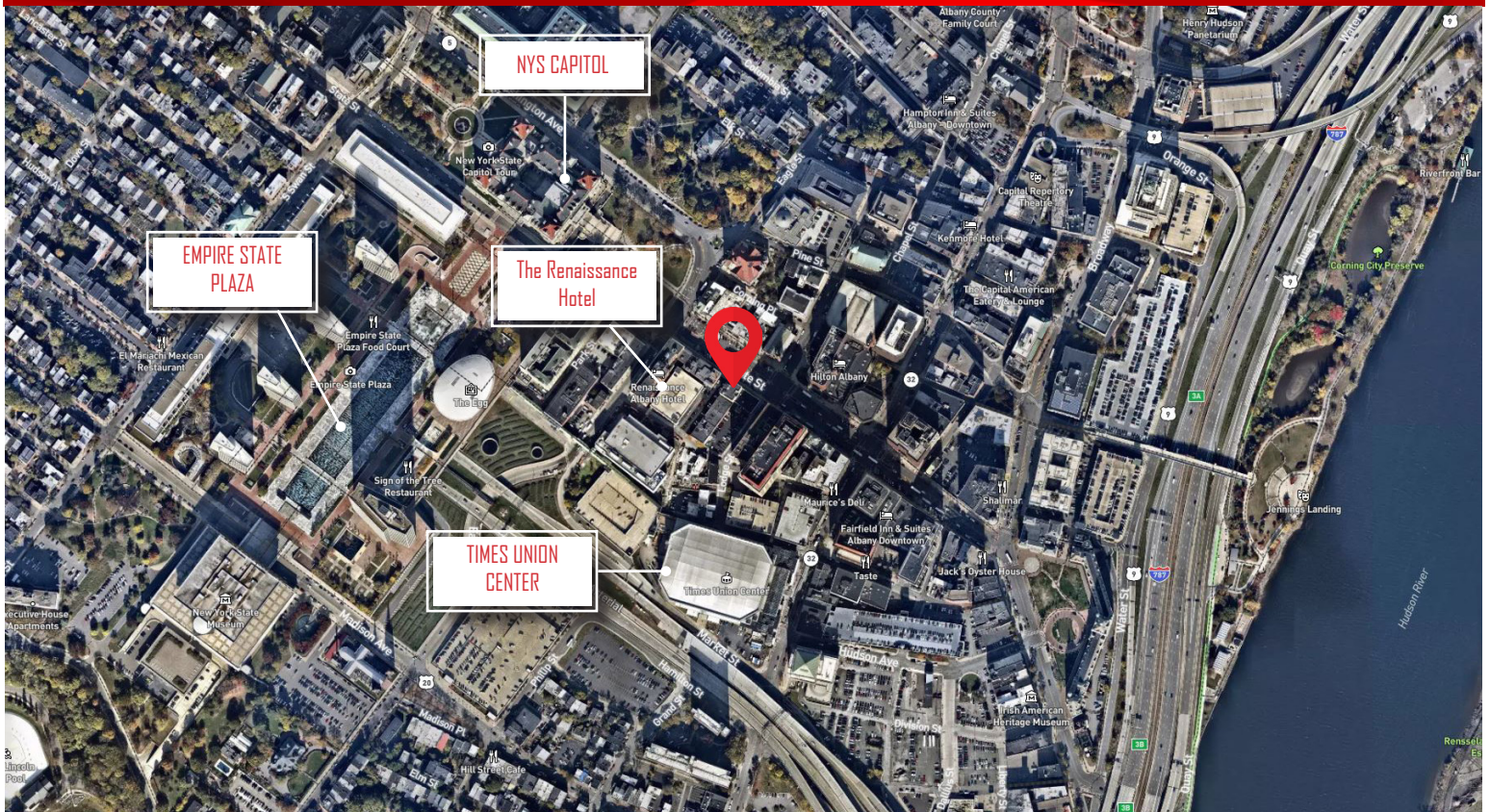


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William F. “Felton” McLaughlin, CCIM, SIOR

Associate Broker



Scope of Service Experience

Felton specializes in office, tenant representation, multi-family, investment properties and 1031 exchanges. He received his Certified Commercial Investment Member (CCIM) designation in 2013 and membership in the Society of Industrial and Office Realtors (SIOR) in 2016.

Professional Associations & Designations

President, Commercial and Industrial Real Estate Brokers (CIRESB) • Greater Capital Association of Realtors (GCAR) • National Association of Realtors • NYS Association of Realtors • Certified Commercial Investment Member (CCIM) • Society of Industrial and Office Realtors (SIOR) • Director, Downtown Albany Business Improvement District • Federal Political Coordinator, National Association of Realtors



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