

FOR LEASE - MULTIPLE OFFICE SUITES

1762 Central Avenue, Albany, New York 12203



OFFERING SUMMARY

Lease Price:	\$15.00/SF + Utilities & Janitorial
Suite 1:	5,211 SF
Suite 2:	2,627 SF
Combined:	7,838 SF
Zoning:	Business E
Parcel:	1.10
Stories:	3
Parking:	188
Ceiling Height:	10'
Water:	Municipal
Heat:	GHA
A/C:	Central
Construction:	Steel
Roof:	EPDM
Year Built:	1989
Condition:	Very Good

Property Overview

Attractive multi-tenant office/retail building on Central Avenue (41,000+ AADT). Suites are offered at \$15.00/SF with TI allowance for qualified tenants and 5+ year lease terms. Tenant pays utilities and janitorial. Landlord is open to expansion options for all of the contiguous 3rd-floor suites.



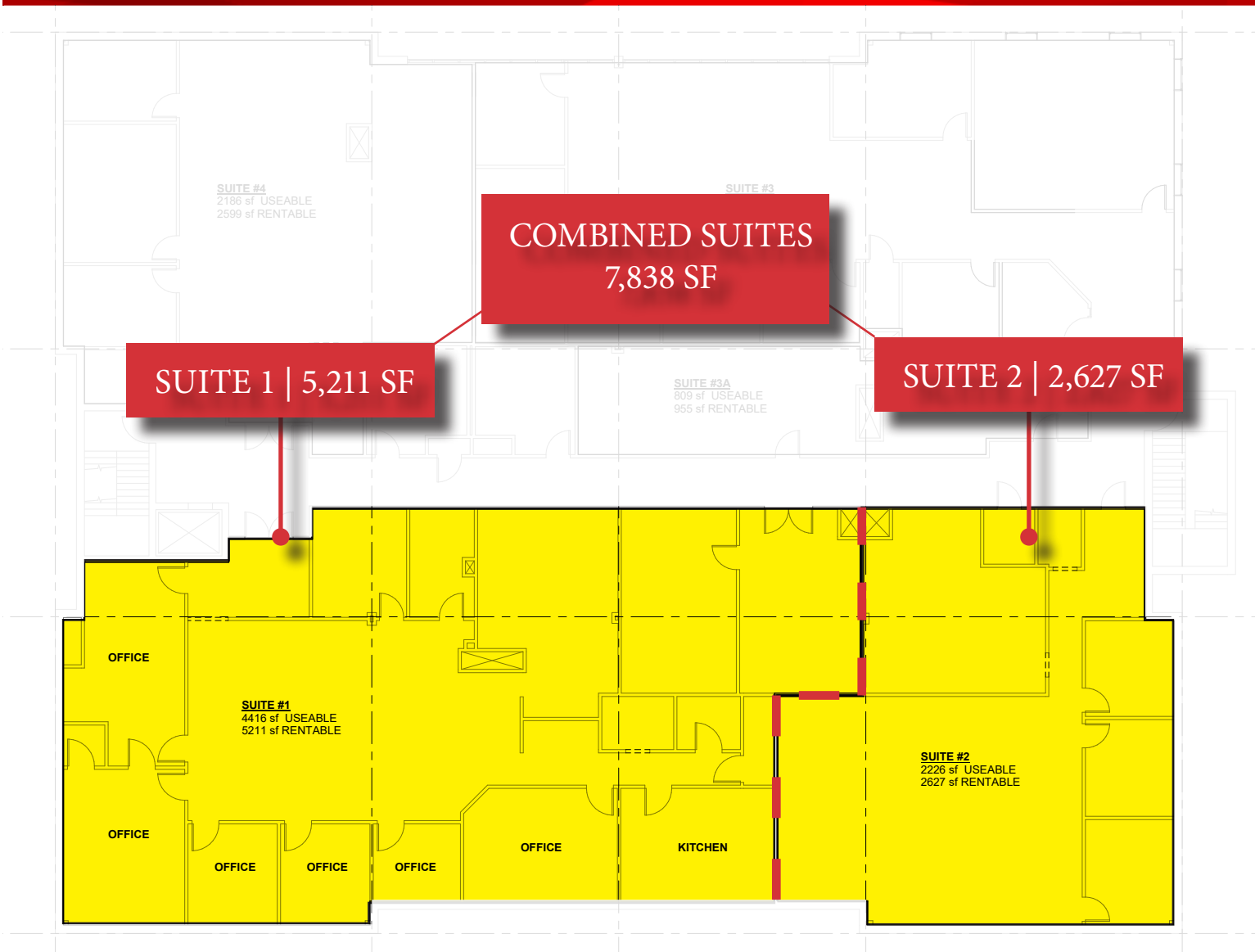
William "Felton" McLaughlin, SIOR, CCIM | Associate Broker
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naiplatform.com

Tyler Culberson, SIOR | Associate Broker
+1 518 857 0586 | +1 518 465 1400 ext. 228 | tculberson@naiplatform.com



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