

FOR LEASE - CLASS A OFFICE SPACE

Rensselaer Technology Park

400 Jordan Road, North Greenbush, New York 12210



OFFERING SUMMARY

Lease Price:	\$15.95/SF + Utilities
Office SF:	23,659
	15,879
	7,870
	5,164
Zoning:	IG - Industrial/Office
Parcel:	20.50
Stories:	3
Parking:	456
Ceiling Height:	10'
Water:	Municipal
Heat:	GHA
Construction:	Steel
Roof:	EPDM
Year Built:	1987
Condition:	Very Good

Property Overview

400 Jordan Road is a beautiful Class A multi-tenant office building with high-end finishes in Rensselaer Technology Park. Originally built for Bell Atlantic in 1987, it boasts high-capacity broadband infrastructure in place, in addition to electrical redundancy provided by two 1.2-MW back-up generators. Three suites available 23,659 SF which easily sub-divides to 7,870 SF and 15,879 SF and a separate 5,164 SF Suite. All suites offered at \$15.95 plus utilities. Furniture can be included in the larger suite.

Property Highlights

- High-bandwidth and high-capacity infrastructure in place
- Shower and locker rooms in bathrooms
- Ample Parking

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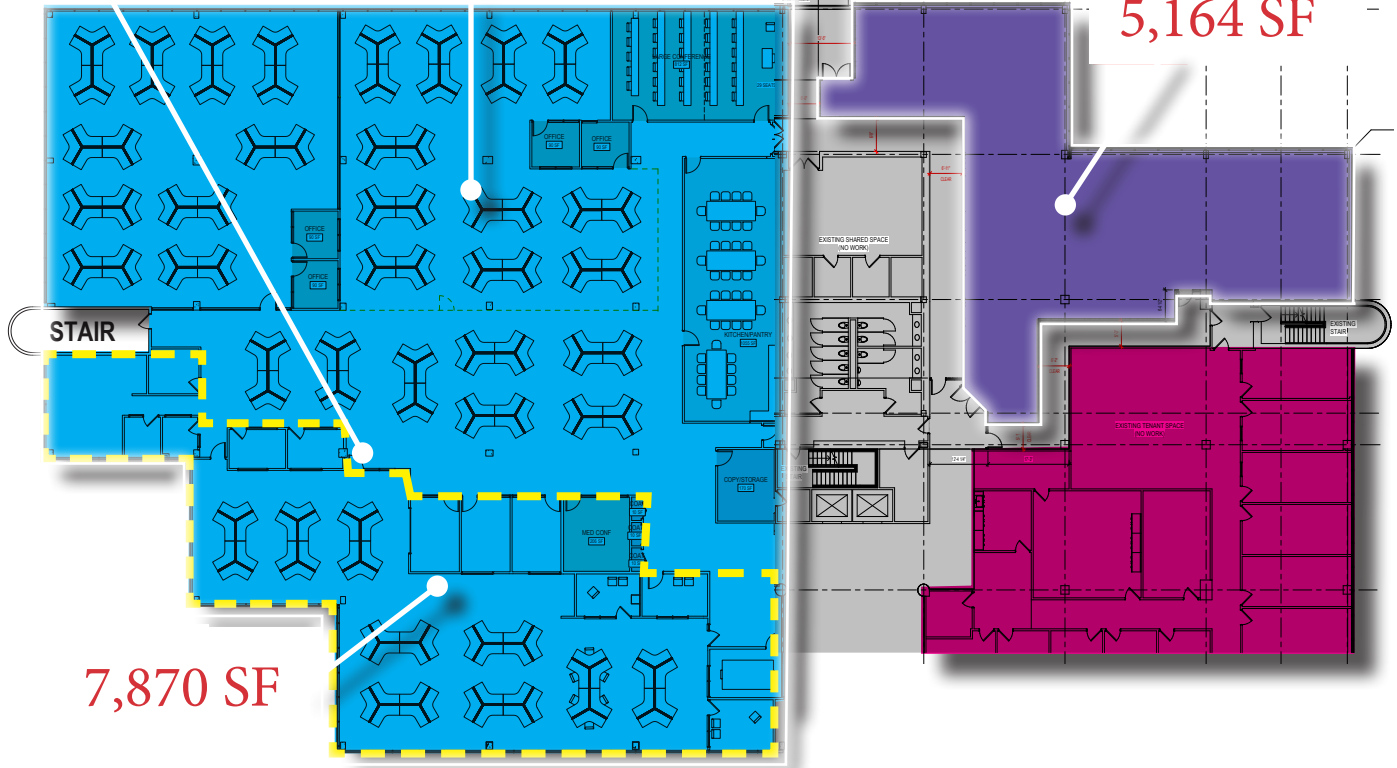
23,659 SF Suite:

Mostly open layout which sub-divides to 7,870 SF or 15, 879 SF. This space consists of 14 offices, 3 conference rooms, large break room, and a training room. Existing tenant's lease term expires 9/30/21 and Landlord willing to offer direct lease to new tenants.

23,659 SF

15,879 SF

5,164 SF



7,870 SF Suite:

3rd floor suite with beautiful Southern and Eastern views. This is a high-tech suite with nice reception, 6 offices, conference room, and a break room.





5,164 SF Suite:

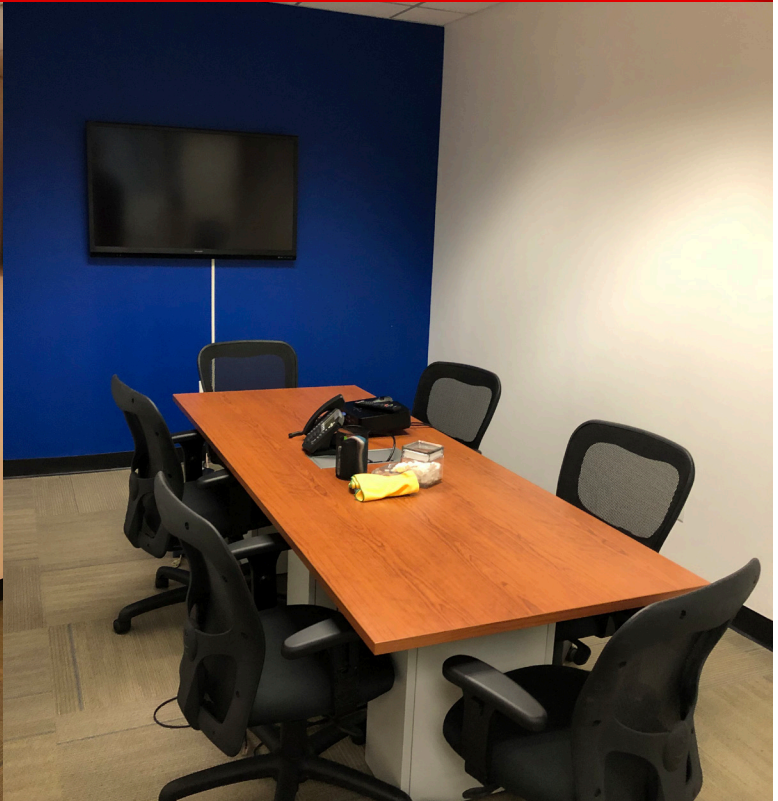
Also on the 3rd floor but with Northern and Western views. This tech-friendly space is wide open and can be built to tenants need.



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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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