

LEASING FACT SHEET

VILLAGE PLAZA

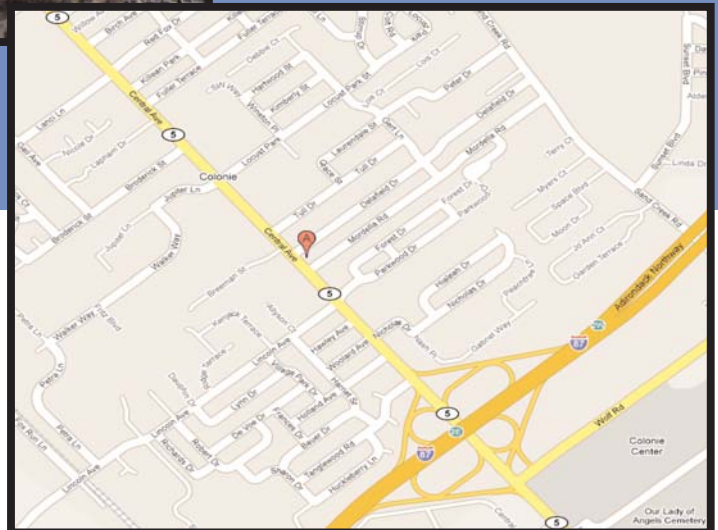
1593 CENTRAL AVENUE

ALBANY, NEW YORK



1593 Central Ave
(Delafield Dr & Moredella Rd)
Albany, NY 12205

Krause's
Candies



LOCATION

VILLAGE PLAZA IS LOCATED AT 1593 CENTRAL AVENUE (ROUTE 5) JUST WEST OF WOLF ROAD AND I-87 OFF EXIT 2W IN THE VILLAGE OF COLONIE. IDEAL FOR ANY RETAIL OR OFFICE THAT IS LOOKING FOR FANTASTIC EXPOSURE. TRAFFIC COUNT OF MORE THAN 44,000 CARS PER DAY WOULD BENEFIT ANY CUSTOMER ORIENTED BUSINESS OR OFFICE. PARKING ON SITE.

AVAILABLE SPACE:

SUITE B & C: 2,540 SF
SUITE F: 1,400 SF

SITE STATISTICS:

TRAFFIC COUNT: 44,000 CARS DAILY
UTILITIES: NATIONAL GRID GAS & ELECTRIC, PUBLIC WATER AND SEWER AND CENTRAL AIR.
PARKING: ON SITE.
OCCUPANCY: IMMEDIATE, SUITABLE FOR ALL BUSINESS AND PROFESSIONAL OFFICES.

LEASE PRICE:

\$10.50 PSF NNN
NNN APPROXIMATELY \$2.40 PSF
TENANT RESPONSIBLE FOR UTILITIES, INTERIOR MAINTENANCE AND TRASH.

CONTACT

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1593 CENTRAL AVENUE, ALBANY, NY

ADDITIONAL
PARKING

DELAFIELD



MORDELLA

1593 CENTRAL AVE. WEST (RT. 5)