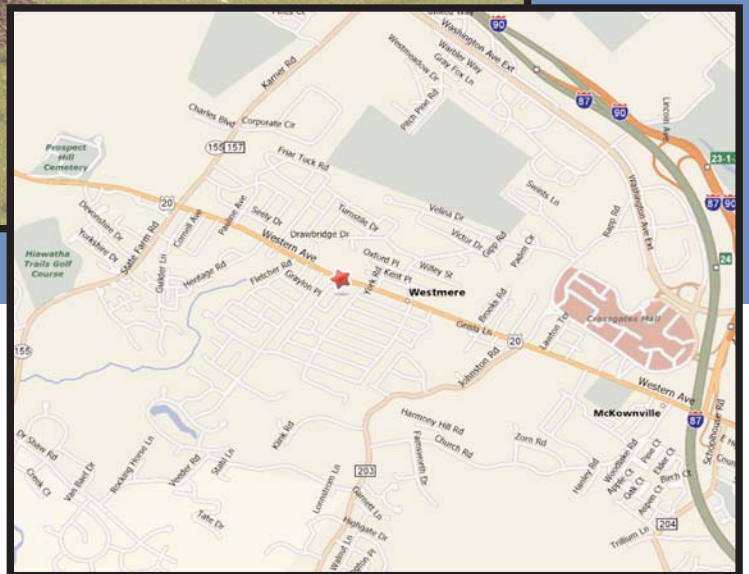


# LEASING FACT SHEET

1881 WESTERN AVENUE, ALBANY, NY



## LOCATION

LOCATED AT SIGNALIZED INTERSECTION ON ROUTE 20 IN ALBANY, NY, JUST WEST OF CROSSGATES MALL. THIS HIGHLY VISIBLE LOCATION OFFERS EASY ACCESS TO I-87 AND ROUTE 155. NUMEROUS SERVICES ARE IN CLOSE PROXIMITY TO THE PROPERTY, INCLUDING SUPERMARKETS, DAYCARE, DRY CLEANING, RESTAURANTS, AND HOTELS.

## DESCRIPTION

THE 25,085 SQ. FT. BUILDING HAS BEEN FULLY RENOVATED INSIDE AND OUT INTO A CLASS A OFFICE BUILDING WITH PLENTY OF ONSITE PARKING IN THE FRONT AND REAR OF THE BUILDING. THE PROPERTY ALSO INCLUDES A FREESTANDING PIONEER SAVINGS BANK BRANCH.

## STATISTICS

LOT SIZE: 4.1 ACRES  
PARKING: 135 SPACES, FRONT AND REAR PARKING

**AVAILABLE SPACE**  
3,300 SQ FT OFFICE SPACE

**RENTAL RATE**  
\$16.50 PSF GROSS PLUS UTILITIES AND JANITORIAL  
FIT UP ALLOWANCE OF \$15.00 PSF INCLUDED.

**AVAILABILITY**  
IMMEDIATELY

**WWW.CIREB.COM**  
**MLS #: 27001171**

## CONTACT

BRUCE V. GINSBURG  
BGINSBURG@IKONREALTYGROUP.COM  
(518) 465-5440 EXT. 11

KATHIE KAPLAN  
KKAPLAN@IKONREALTYGROUP.COM  
(518) 465-5440 EXT. 16



1881 WESTERN AVE, SUITE 160  
ALBANY, NY 12203, (518) 456-5440  
FAX: (518) 456-5448  
WWW.IKONREALTYGROUP.COM



# 1881 WESTERN AVENUE, ALBANY, NY

