

FOR LEASE

2500 POND VIEW
CASTLETON ON HUDSON, NEW YORK 12033



Available Space

- Class A office space available on each level starting at 1,500 sq ft.
- Potential to provide up to 35,000 sq ft on multiple levels to a single tenant.
- Each floor has 18,000 sf useable space footprints
- Available immediately.
- Landlord is flexible to meet Tenant needs
- Co-tenancy with medical and dental offices and LabCorp facility as well as other professional office users.

•Price: **BELOW MARKET RENT**

Price \$12.00 per square foot gross

Janitorial is included in the rental rate

Tenant pays own utilities which are separately metered

Building Features

- Attractive brick construction with large windows providing abundant natural light in each space
- Two passenger elevators
- 400 parking spaces
- Fully ADA compliant
- Building served by Time Warner
- On-site community room for tenant use
- Built in pool for potential rehabilitation tenant use.
- On-site daycare facility on lower lever with play yard
- Loading dock in rear for shipments, furniture and equipment delivery

Location

- Easy Access just off Exit 10 of I-90.
- Ten minutes to Downtown Albany and I-787
- Close to I-87 and Mass Turnpike via Berkshire Spur.
- Beautiful suburban setting on 8.6 acres.
- Adjacent to The Spinney at Pond View the new 186 unit 55+ apartment community in construction for late 2011 occupancy..



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POND VIEW PROFESSIONAL ARTS



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