

Office Space for Lease  
**230 Washington Avenue Extension, Albany, NY 12203**

**2,845 RSF**  
**\$14.00/RSF + utilities**



## Property Features

- Convenient access to major highways, shopping malls and restaurants.
- Single-story office building with flexible build out.
- Private off-street parking available for 122 vehicles.
- Peaceful quiet setting near Pine Bush Reserve.
- Lease price includes property taxes, building insurance, maintenance, Monday - Friday, 8:00 am to 5:00 pm. housekeeping, Monday - Friday, 5:00 pm to 9:00 pm.
- Tenant improvements to be negotiated.



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**NAI Platform**  
14 Corporate Woods Blvd, Suite 100  
Albany NY, 12211  
518-465-1400



## 230 Washington Avenue Extension

Albany, NY

### Building Information

Lot size:	2.24 Acres
Zoning:	MU-CI
Parking:	122 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp 3 Phase
Condition:	Excellent
Construction:	Brick
Built:	1982

### Directions

West on Washington Avenue Extension past Crossgates Mall. At traffic light take left at Rapp Road and an immediate right onto South Frontage Road. Building is approximately 1/8 of a mile on the left.

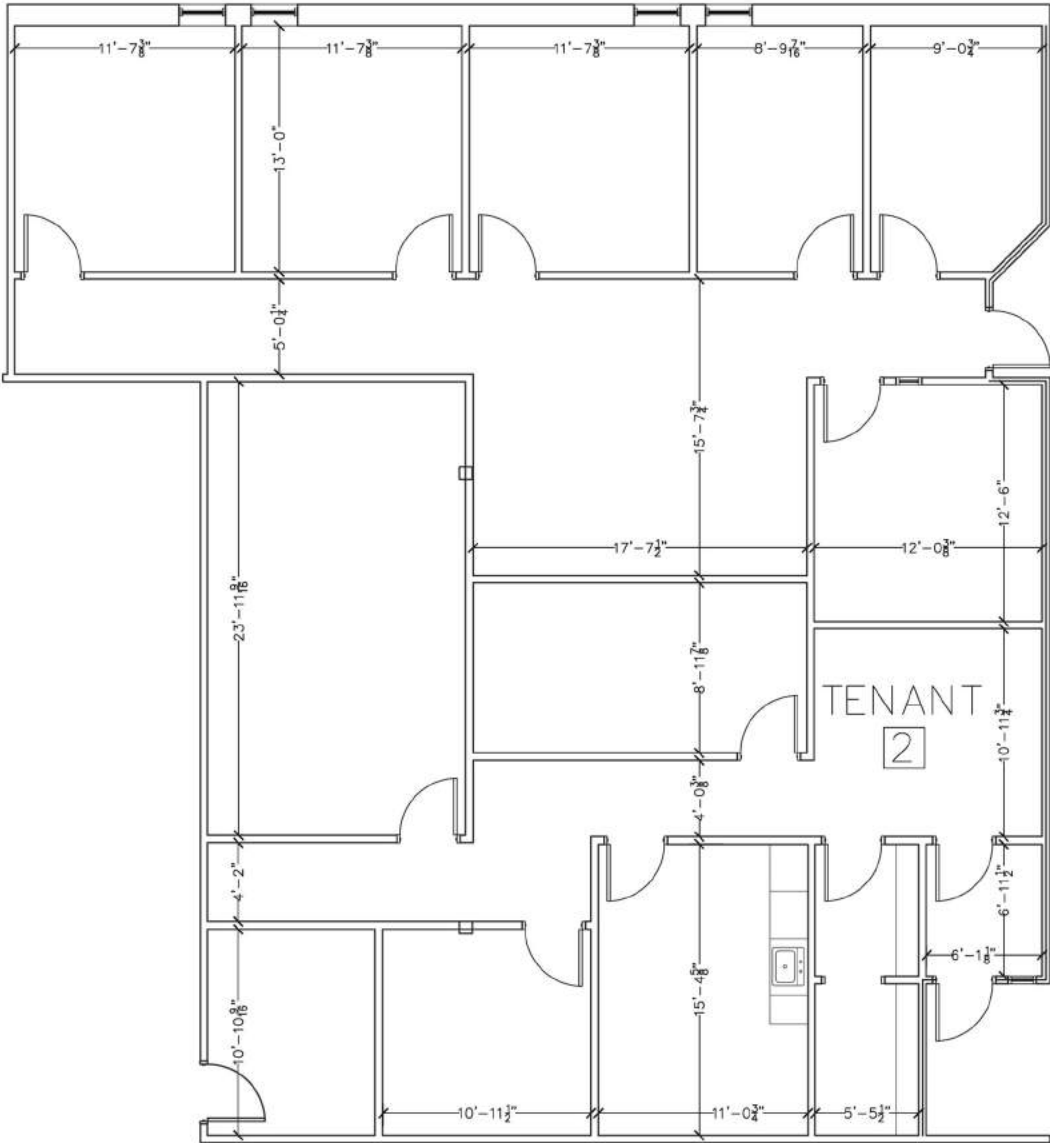
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# Floor Plan



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NAI Platform delivers superior results for our clients. We meet and exceed their commercial real estate needs through a team of specialized experts.

Our professionals possess extensive knowledge and experience of the industry's intricate nuances, helping our clients surpass their goals. We deliver a range of diversified services at an unparalleled value.

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