

FOR LEASE
73 Troy Road

East Greenbush, New York 12061

Great Location for Lease!

Excellent office building in campus-like setting close to I-90. Contact listing broker for additional information and any changes to co-op compensation

Highlights

- Rental Rate: \$18.50 PSF + Utilities and Janitorial
- Elevators: 1
- Acres: 7.77±
- Available SF: 5,200± RSF
- Stories: 2
- Year Built: 1987
- Parking: 150± Private Parking Spaces
- Heat: GFA

Traffic Counts

Troy Road & Columbia Turnpike	30,897 AADT
Troy Road & Old Red Mill Road	30,897 AADT
Troy Road & Luther Road	42,417 AADT

Source NYS DOT



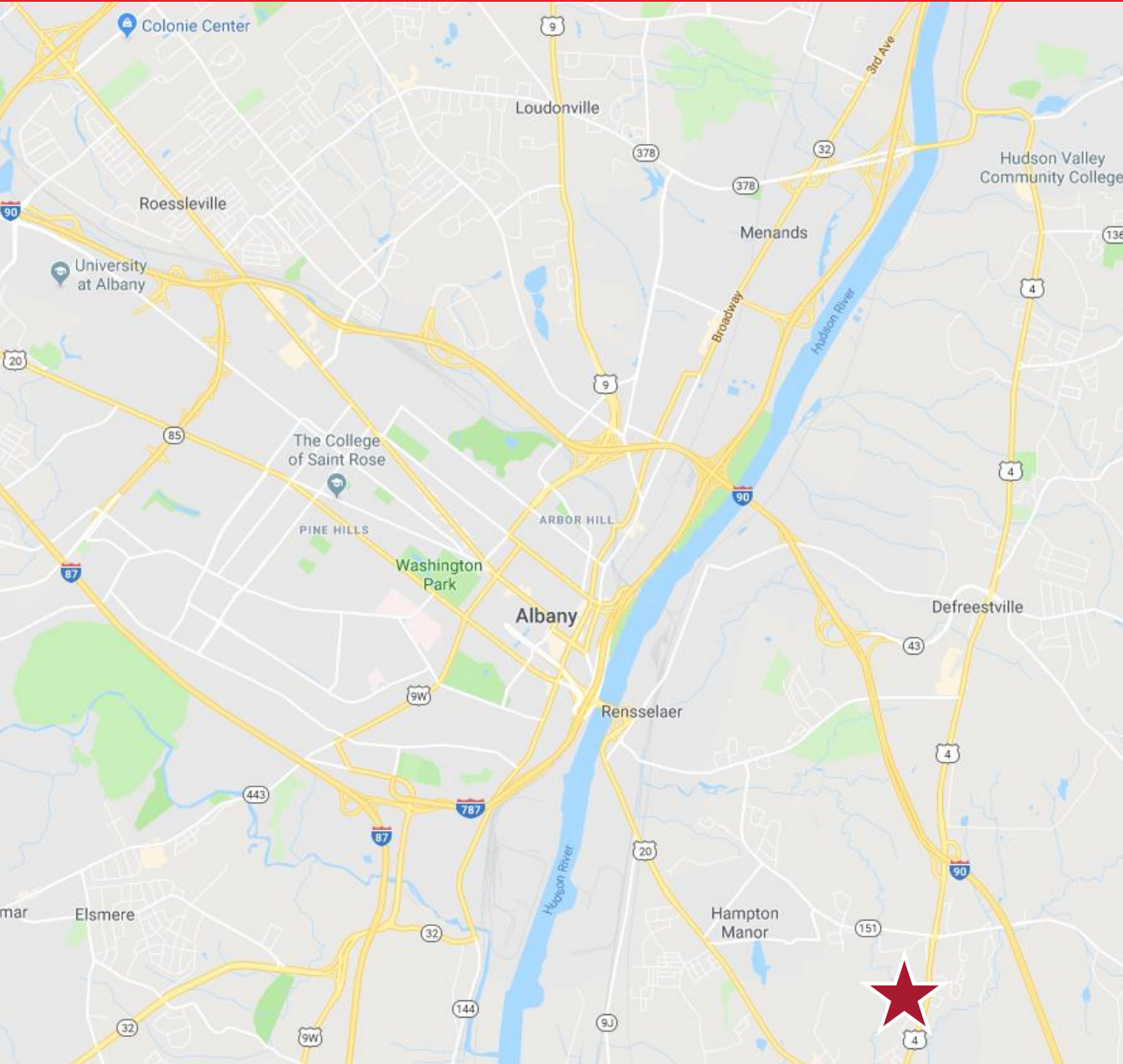
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Demographic	0-1 Mile	1-3 Miles	3-5 Miles
Population	3,255	18,688	62,780
Households	1,392	7,795	27,008
Average Income	\$95,117	\$93,835	\$62,242
Total Business	158	799	3,284
Employees:	3,398	3,672	62,780
Employee/ Residential Population Ratio (per 100 residents)	104	73	141

Source ESRI 2018

