



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**255 WASHINGTON AVENUE EXT
ALBANY, NY 12205**



FOR LEASE

**PRIME CLASS A OFFICE
SPACE AVAILABLE**

SUITES AVAILABLE:

1,600±SF, 4,103±SF, 4,930±SF & 5,328±SF

EXCLUSIVE CONTACT

Jeffrey Martino

Real Estate Salesperson

+1 518 870 2273 (mobile)

jmartino@pyramidbrokerage.com

Andrew Jackson

Real Estate Salesperson

+1 607 373 2823 (mobile)

ajackson@pyramidbrokerage.com

40 British American Blvd

Latham, New York 12110

+1 518 489 9199

pyramidbrokerage.com

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FOR LEASE

PRIME CLASS A OFFICE SPACE WITH FLEXIBLE SUITES

Property Highlights

Two-story 39,276± SF Class A office building with suites available for immediate lease. The building is located just off Washington Avenue Extension with visibility from I-90 and offers secure access, ample parking and high-end finishes.

- Suites available
 - Suite 109: 1,600± SF
 - Suite 103: 4,103± SF (can be demised to 3,063± SF and 1,040± SF)
 - Suite 203/208: 4,930± SF (can be demised to 2,820± SF and 2,110± SF)
 - Suite 104: 5,328± SF
- Class A finishes throughout
- Secure building access
- EV charging stations
- Easy access from major highways

Demographic	1 Mile	3 Miles	5 Miles
Population	2,803	49,526	128,938
Households	1,068	19,140	53,661
Average H.H. Income	\$105,508	\$111,756	\$114,934
Daytime Employees	9,002	57,183	114,589
Source: ESRI, 2025			

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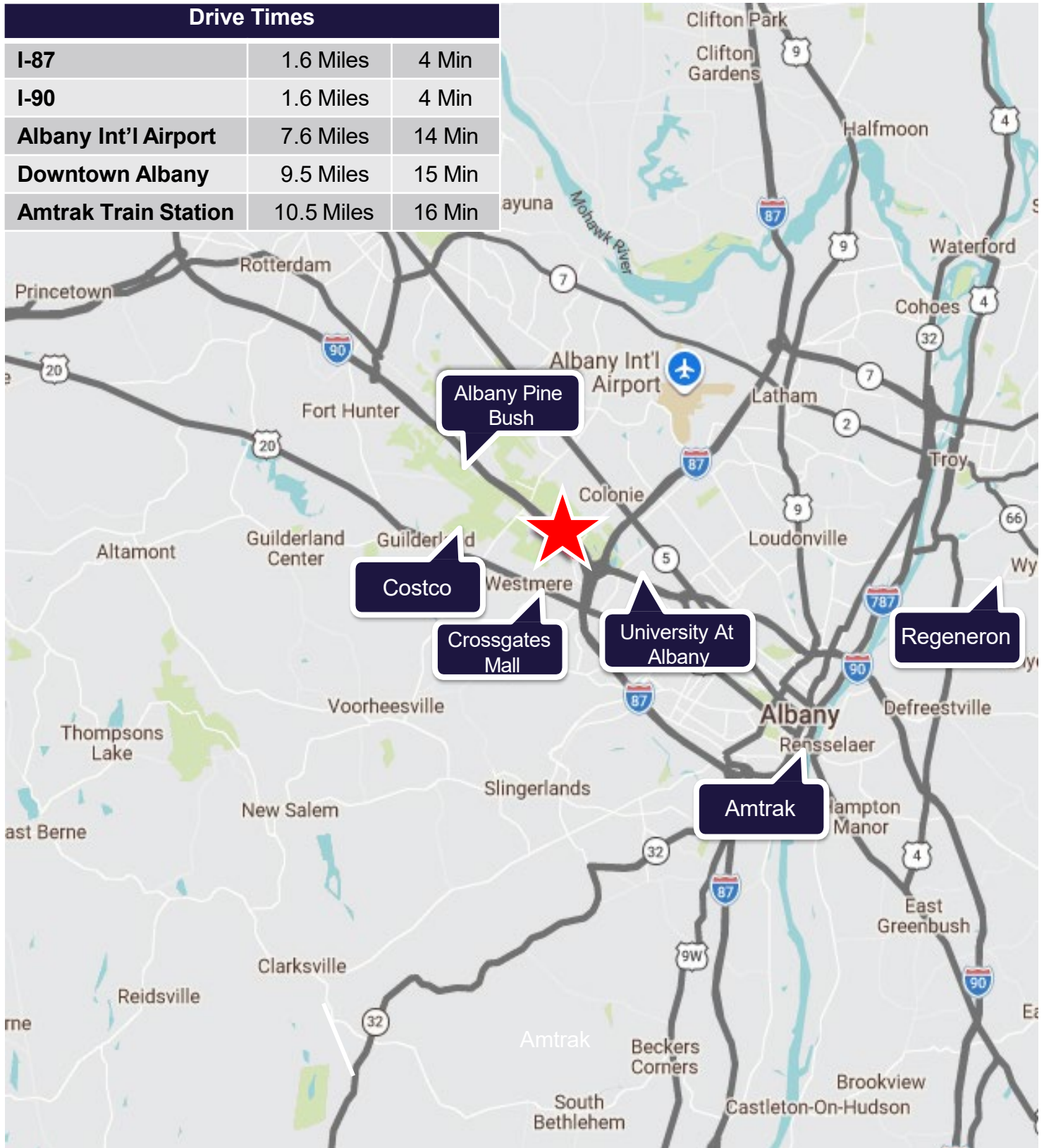


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Drive Times

I-87	1.6 Miles	4 Min
I-90	1.6 Miles	4 Min
Albany Int'l Airport	7.6 Miles	14 Min
Downtown Albany	9.5 Miles	15 Min
Amtrak Train Station	10.5 Miles	16 Min





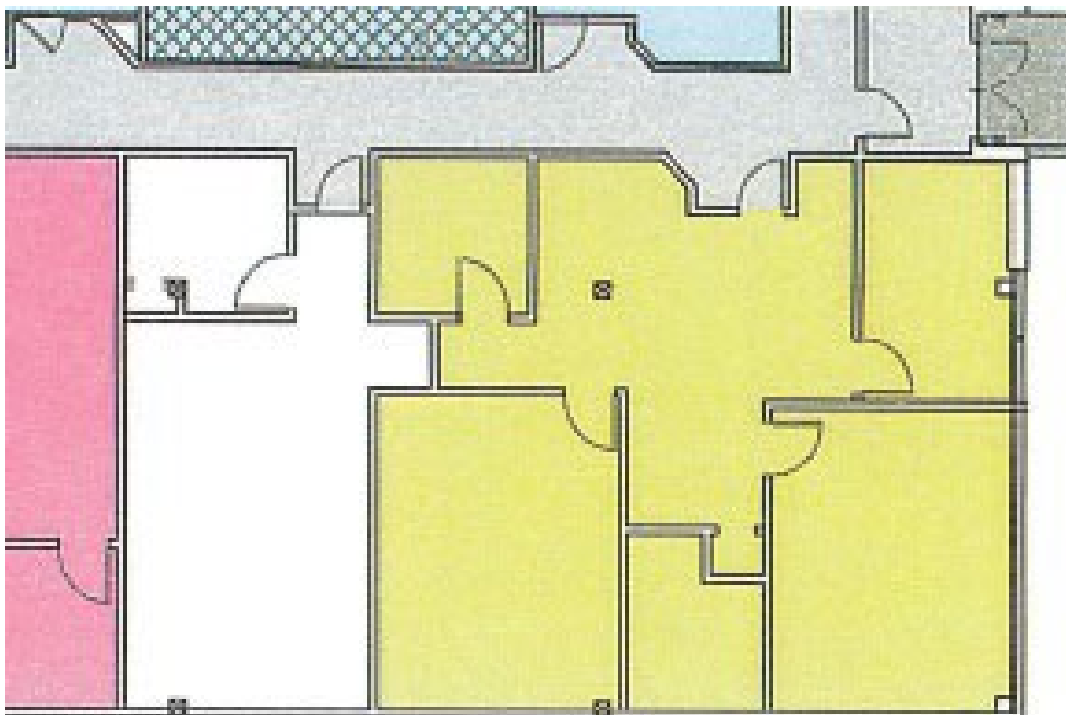
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Suite 109-1,600± SF





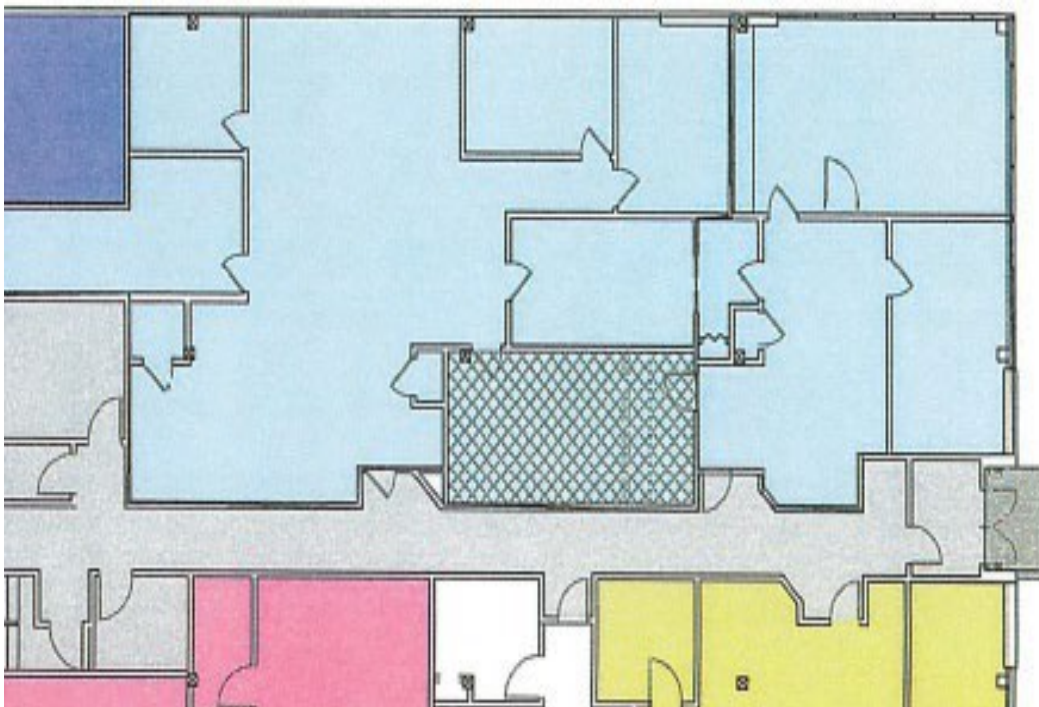
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255 WASHINGTON AVENUE EXT
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Suite 103-4, 103± SF





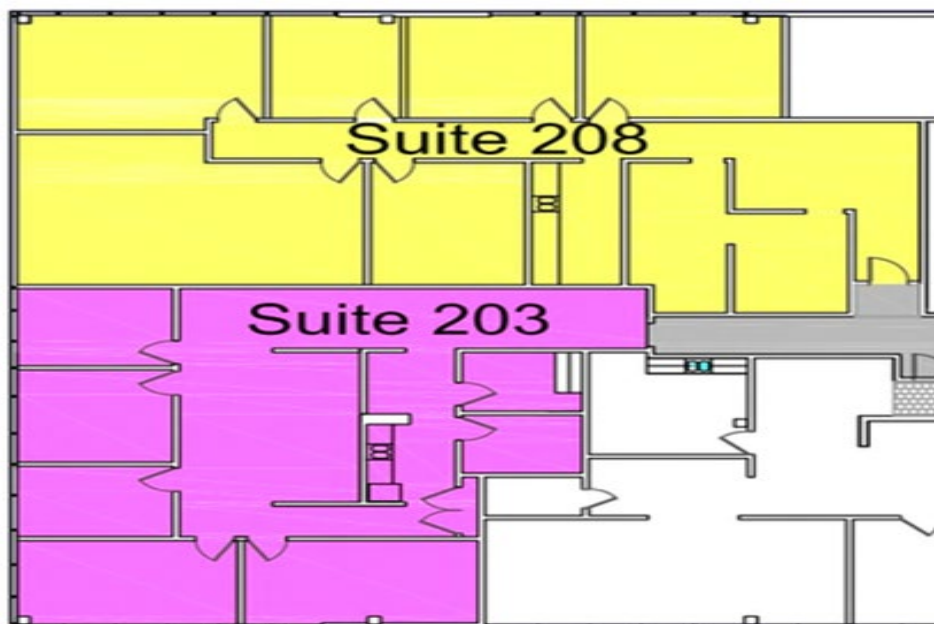
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Suite 203/208-4,930± SF





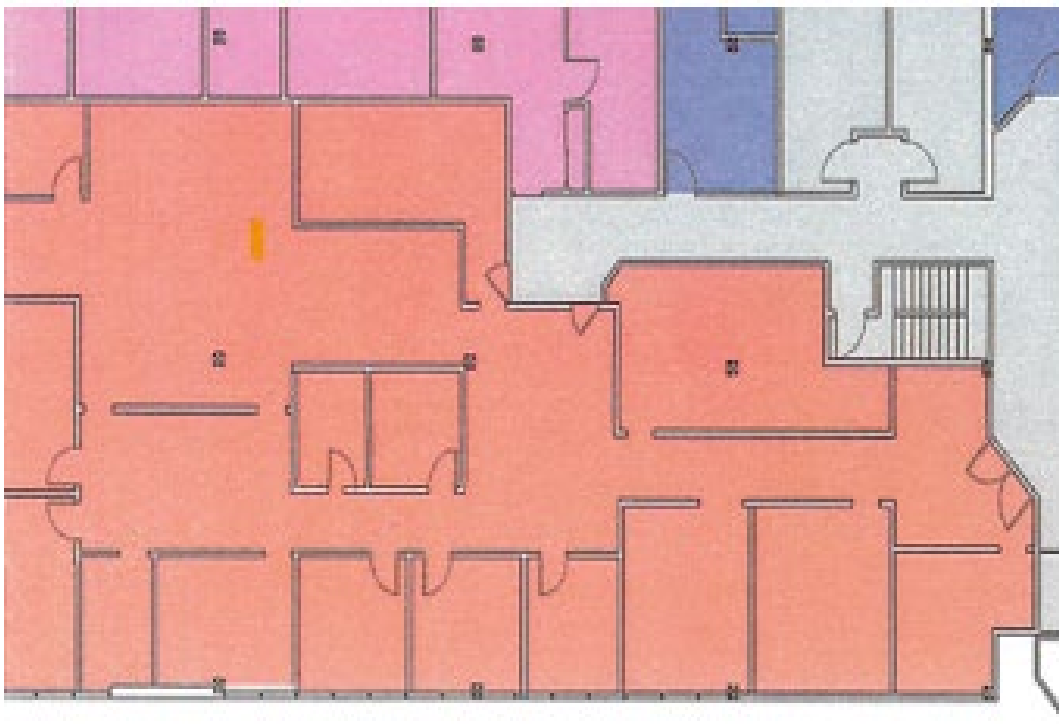
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Suite 104-5,328± SF





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**For additional information, please
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