



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1 COLUMBIA CIRCLE
ALBANY, NY 12203**



FOR SALE OR LEASE

68,872± SF

EXCLUSIVE CONTACT

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pyramidbrokerage.com

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SUBURBAN OFFICE BUILDING



FOR SALE OR LEASE

SUBURBAN OFFICE BUILDING

Property Highlights

- Entire 68,872± SF two-story office building available for auction
- Built in 1991 and situated on 5.25± acres within the Corporate Plaza Office Park
- Excellent commuter location off Washington Avenue Extension
- Convenient access to major highways including I-90 (NYS Thruway) and I-87 (Adirondack Northway)
- 242± parking spaces
- Ideal for an owner-user or value-add investor

Demographic	1 Mile	3 Miles	5 Miles
Population	3,169	49,704	131,284
Households	1,322	19,296	54,660
Average H.H. Income	\$105,361	\$110,282	\$112,624
Daytime Employees	8,755	59,465	118,425
Source: ESRI			

Traffic Counts

Washington Ave Ext 24,622 AADT

Source: NYS DOT

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Property Highlights

Address	1 Columbia Circle, Albany, NY 12203	Fire Protection	Wet System
Year Built	1991	Access Controls	FOB System
Total Building SF	68,872± SF	Elevators	(1) Passenger Elevator
Stories	2	Loading Docks	(1) Dock
Parking	242± Parking Spaces	Roof	Flat, Sealed Membrane
Construction	Steel & Masonry	HVAC	Roof Top Units
Land Area	5.25± acres	Water & Sewer	Municipal
Tax ID	41.00-2-41	Gas & Electric	National Grid
Zoning	MU-CI Mixed-Use Campus/Institutional with Pine Bush Overlay		



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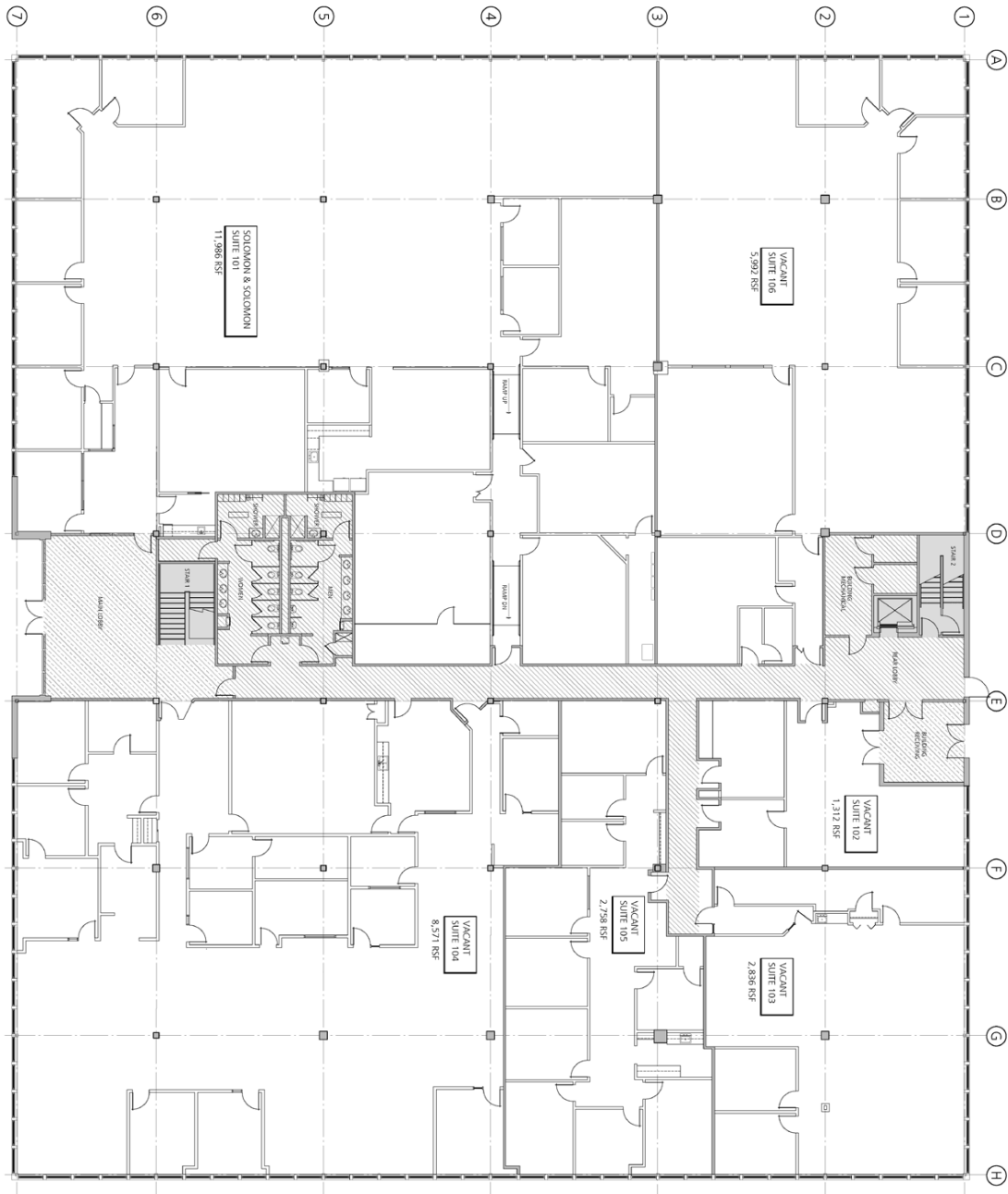


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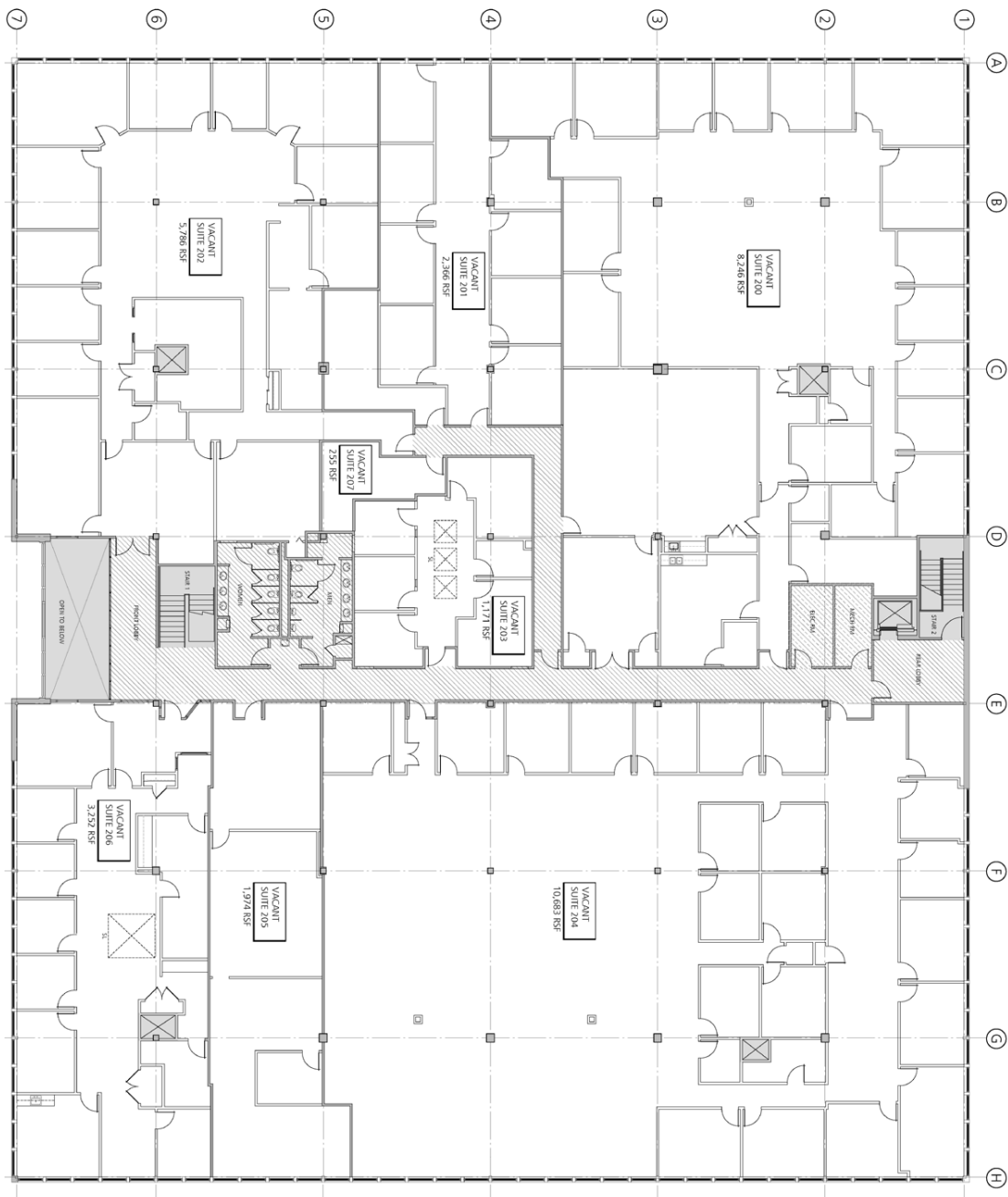


Floor Plan

1st Floor



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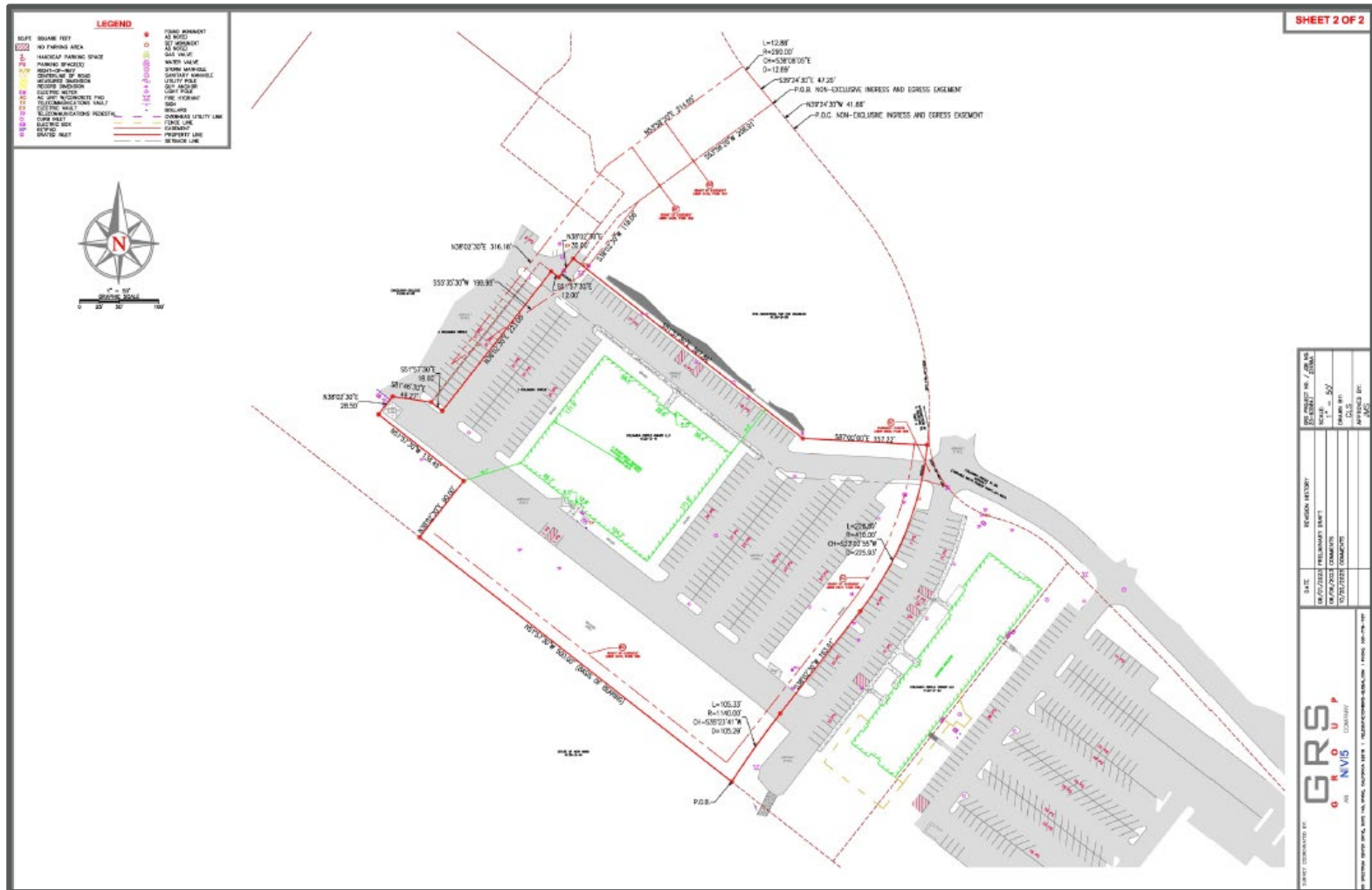


Floor Plan

2nd Floor



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1 Columbia Circle Property Survey





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**For additional information, please
contact:**



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