



66 SOUTH PEARL STREET

ALBANY, NY 12207



**Pyramid Brokerage
Company**

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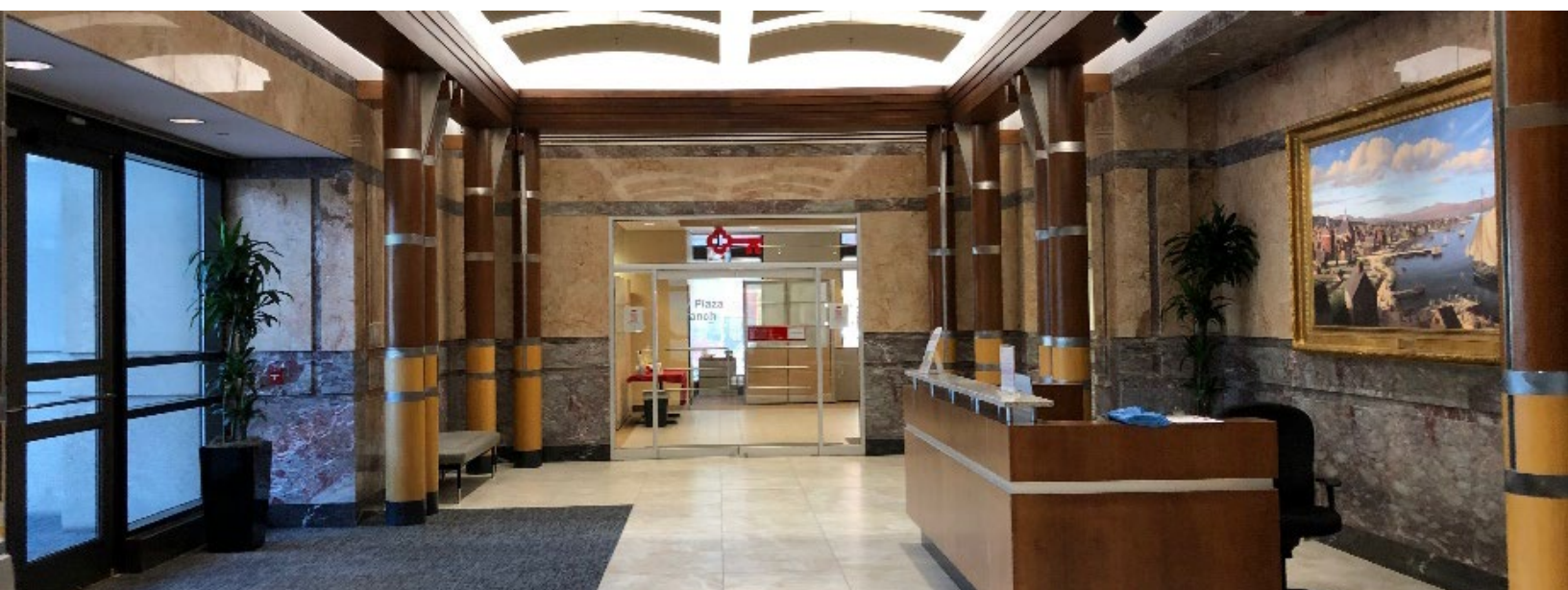
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PROPERTY HIGHLIGHTS:

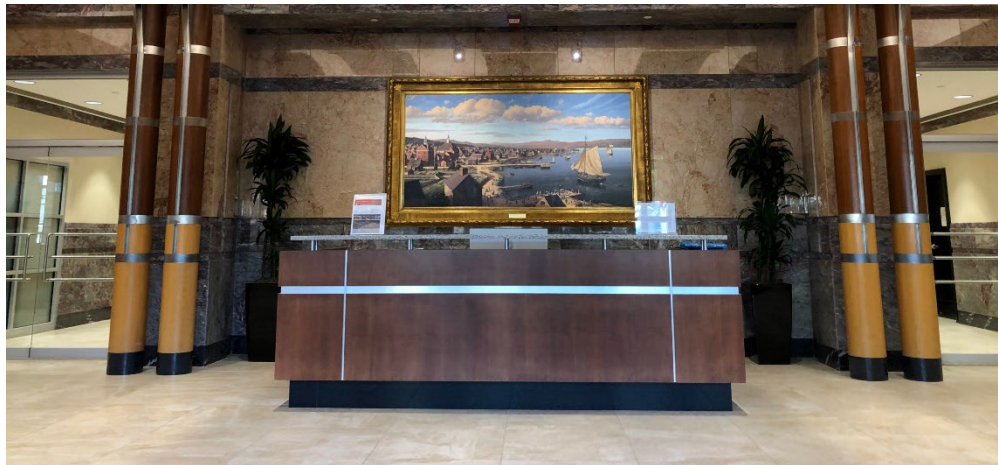
Class A office space available ranging from 1,540± SF to 20,325± SF (full floor) with contiguous floors that can be combined to accommodate larger tenants up to 54,099± SF. One parking space per 1,000± SF available in attached building garage. Very attractive tenant improvement packages are available for credit tenants.

FEATURES:

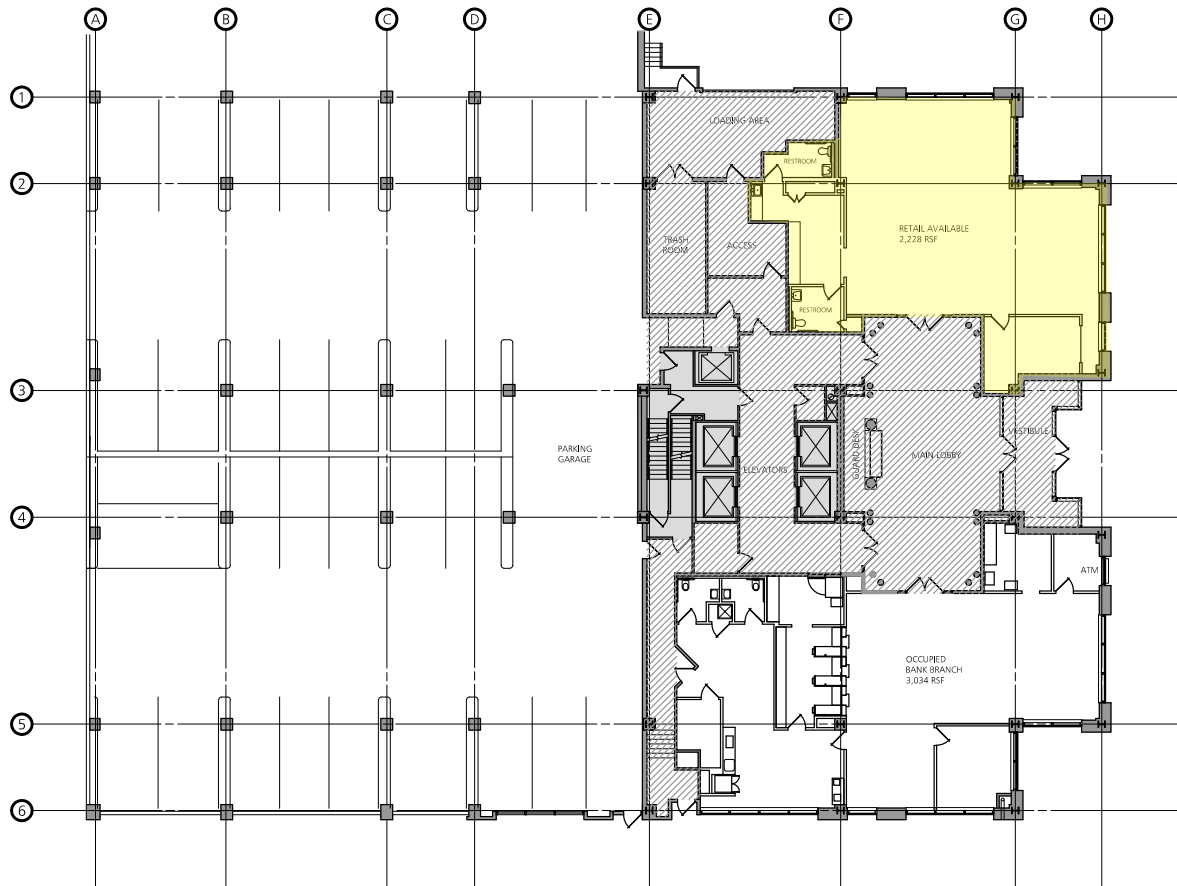
- Panoramic views of the Catskill Mountains, Empire State Plaza, Downtown, & the Hudson River
- Located in the heart of Albany's Central Business District and across from the Times Union Center
- Recent upgrades to lobby and common areas
- 12 Stories
- 4 Elevators
- 1 Loading Dock
- 165± private parking garage with surface parking and public lots also available



PHOTOS



FLOOR PLANS

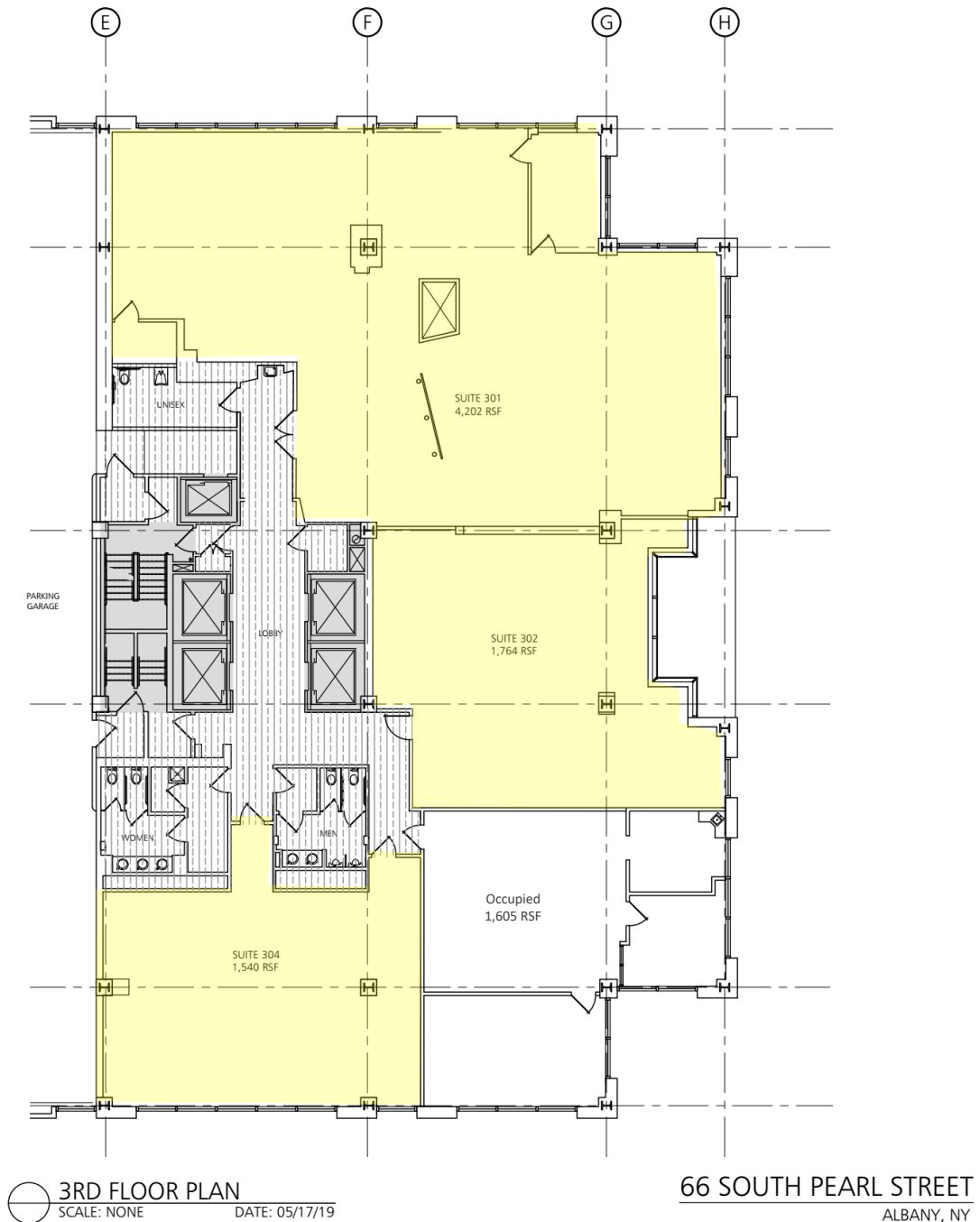


1ST FLOOR PLAN
SCALE: NONE
5,262 RSF

66 SOUTH PEARL STREET
ALBANY, NY

1st Floor Plan
2,228± SF Available
(Office or Retail)

FLOOR PLANS



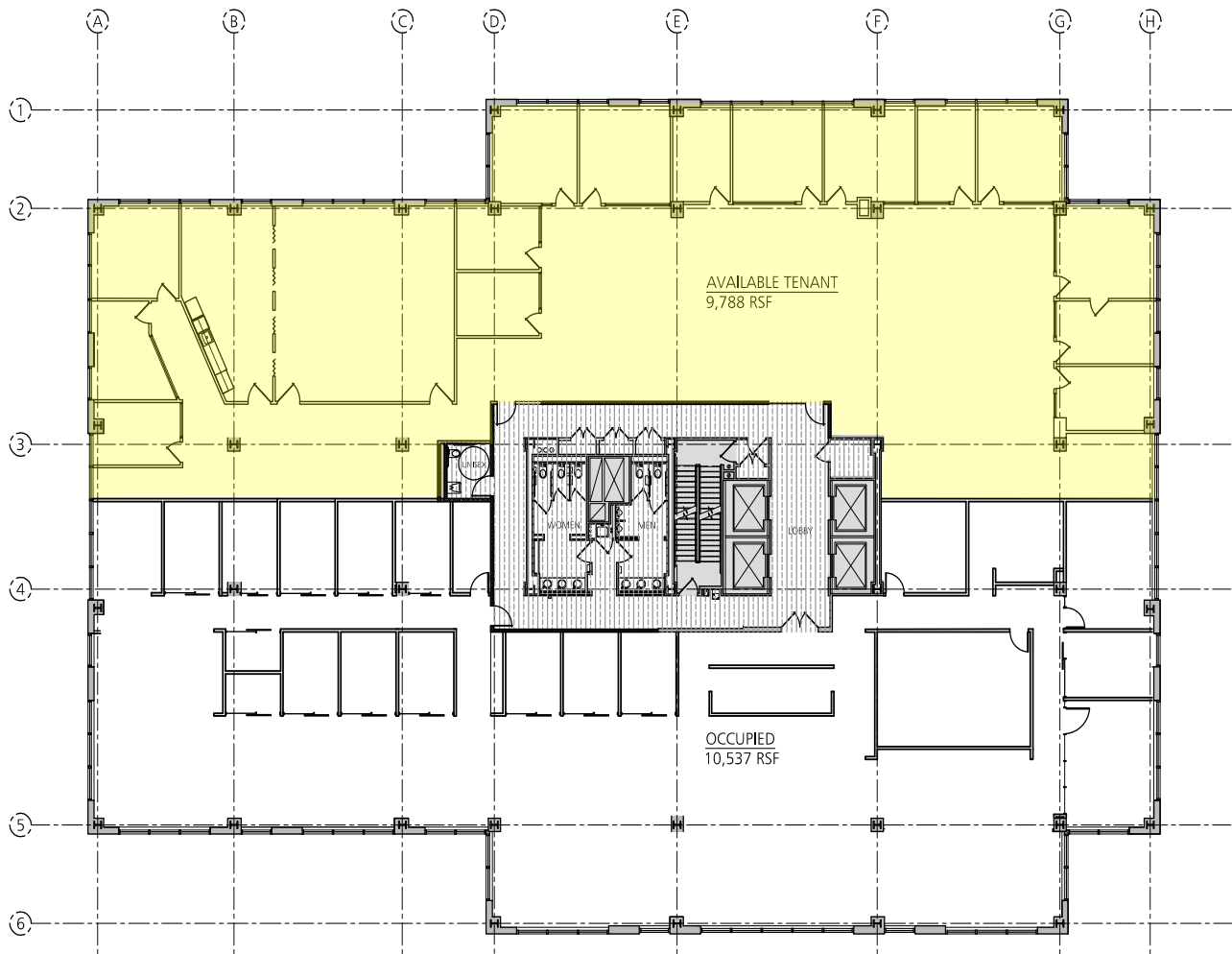
3rd Floor Plan
7,506± SF Available
(Can be subdivided)



View Virtual Tour:

<https://kuula.co/share/collection/7qj7Y?logo=1&info=1&fs=1&vr=0&sd=1&thumbs=1>

FLOOR PLANS



4TH FLOOR PLAN - MULTI-TENANT PROPOSED TENANT

SCALE: NONE

DATE: 01/18/18

66 SOUTH PEARL STREET

ALBANY, NY

4th Floor Plan

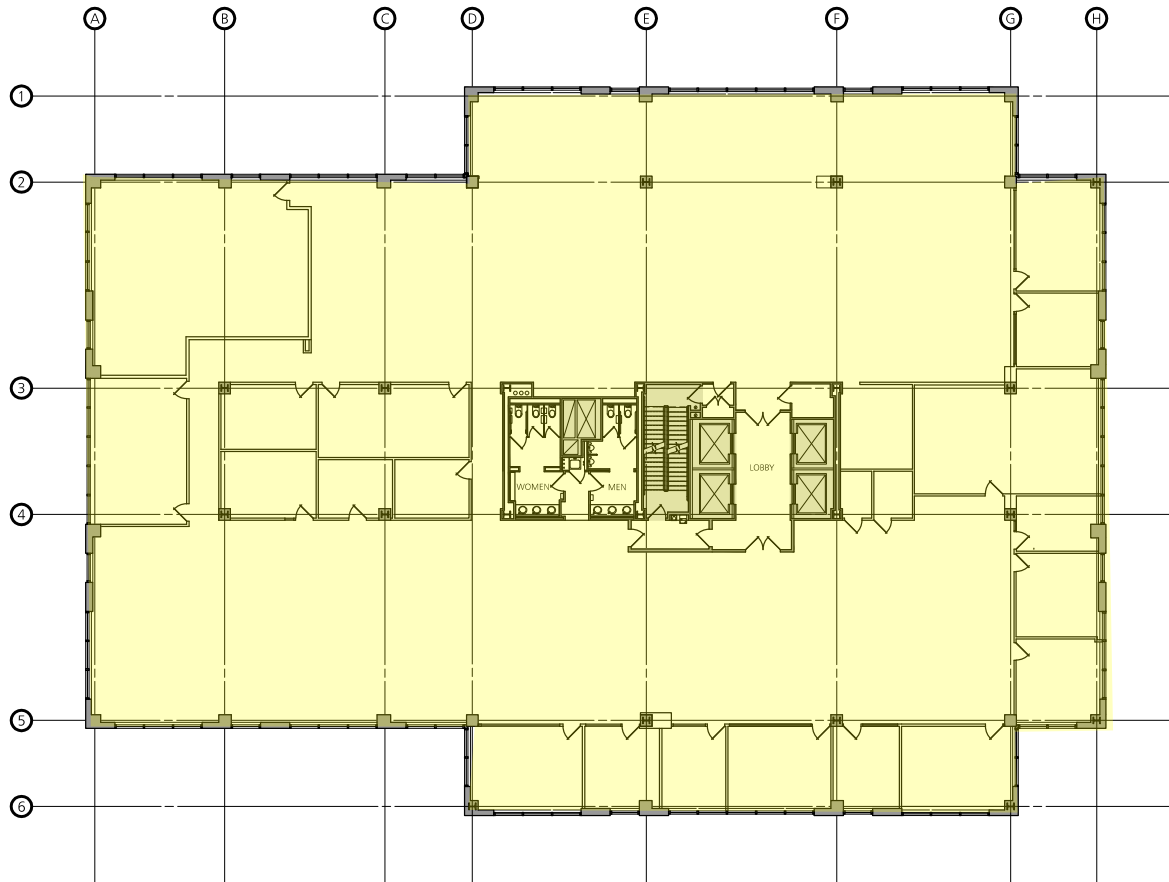
9,788± SF Available
(Can be subdivided)



View Virtual Tour:

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FLOOR PLANS



8TH FLOOR PLAN

SCALE: NONE

20,325 RSF

66 SOUTH PEARL STREET

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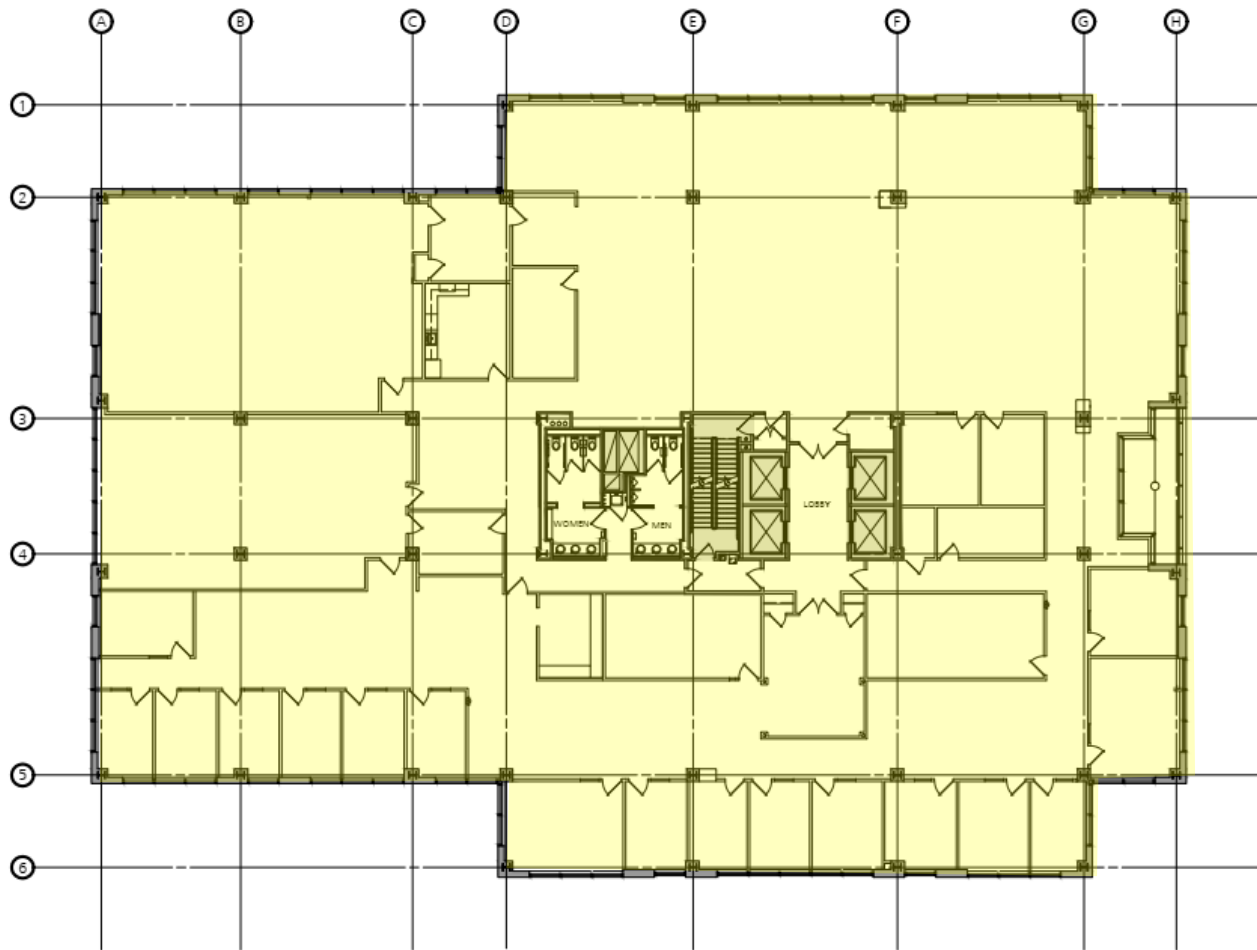
8th Floor Plan
20,325± SF Available
(Full Floor – can be subdivided)



View Virtual Tour:

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FLOOR PLANS



9TH FLOOR PLAN
SCALE: NONE
20,106 RSF

66 SOUTH PEARL STREET
ALBANY, NY

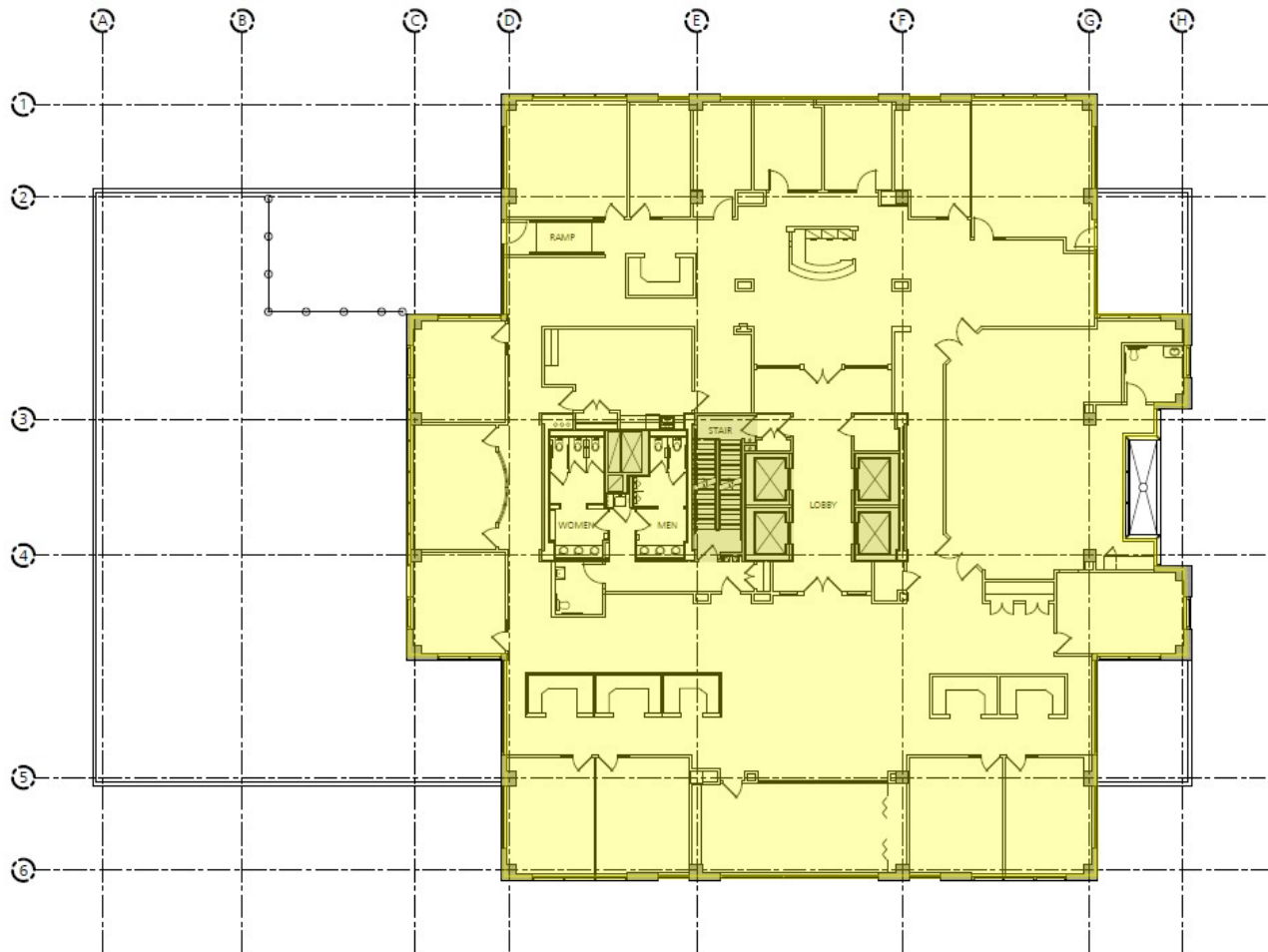
9th Floor Plan
20,106± SF Available
(Full Floor – can be subdivided)



View Virtual Tour:

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FLOOR PLANS



 **10TH FLOOR PLAN**
SCALE: NONE
DATE: 05/17/24
13,668 RSF

66 SOUTH PEARL STREET
ALBANY, NY

10th Floor Plan
13,668± SF Available
(Full Floor)



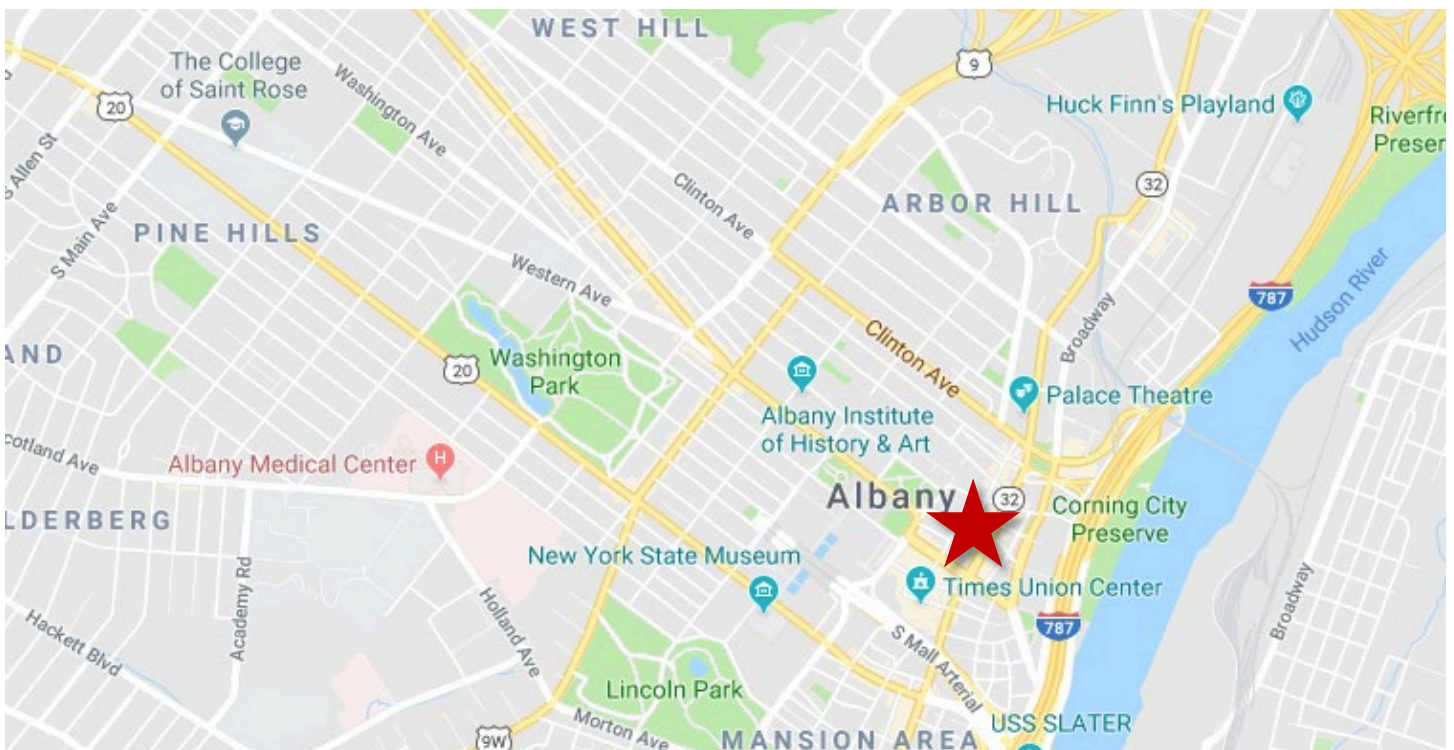
View Virtual Tour:

<https://kuula.co/share/collection/7DsQ1?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

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Property Location



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