CUSHMAN & WAKEFIELD | Pyramid Brokerage Company



845 CENTRAL AVENUE

ALBANY, NY 12206

58,208± SF OFFICE SPACE

Independently Owned and Operated/ A Member of the Cushman & Wakefield Alliance

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BUILDING HIGHLIGHTS:

Centrally located office building with nearby amenities on busy Central Avenue corridor. Large floor plates to accommodate various buildouts. New proactive ownership and property management. Office/Warehouse flex space on first floor with docks.

Recent Renovations. Recently updated hallways and restrooms.

On-Site Parking. Surface lot parking totaling approximately 100 spaces.

Centrally Located. Positioned at the gateway to the Albany Capital Region. Located directly off Exit 5 of I-90 (NYS Thruway) with easy access to I-787 and I-87 (Adirondack Northway).

Access to Amenities. Walking distance to all Central Avenue restaurants, shops, hotels and other amenities.

Suite 201 Virtual Tour.

Suite 206 & 207 Virtual Tour.



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BUILDING DESCRIPTION



BUILDING FEATURES:

County:	Albany	Year Built:	1966
Total Bldg SF:	69,255±	Parking:	100± Surface Lot Spaces
Available SF:	58,208±	Tax ID:	53.76-1-1
Min SF Divisible:	1,000±	Ceiling Height:	9'-14'
Max SF Contiguous:	29,972± RSF (First Floor) 27,888± RSF (Second Floor)	Loading Docks:	2 (8' x 8')
Warehouse SF:	12,000±	Power:	400 Amp 120 Volt 3 Phase
Lease Price:	$14.00/SF + Utilities	Water/Sewer:	Municipal
Stories:	2	HVAC:	GFHA

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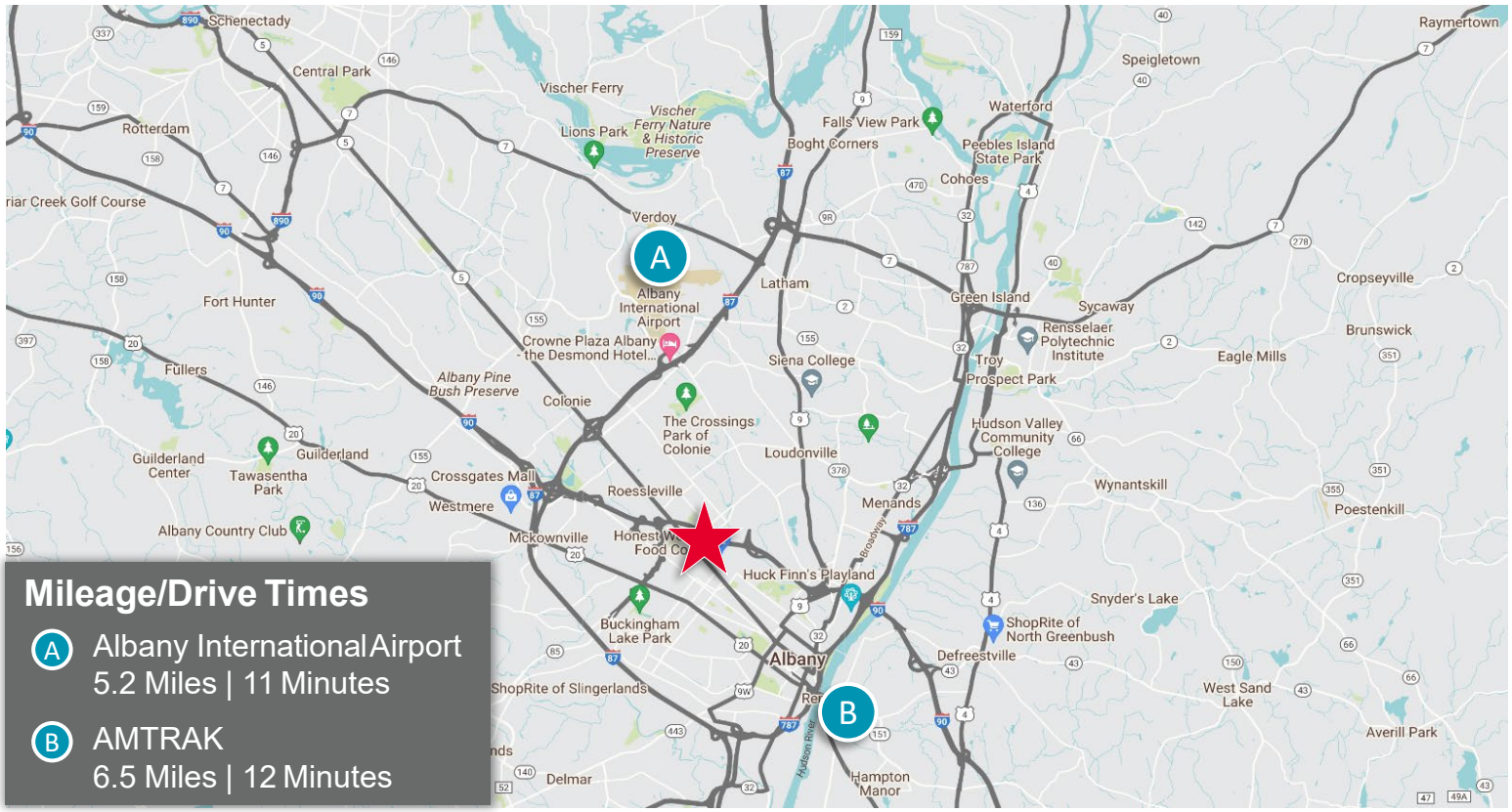
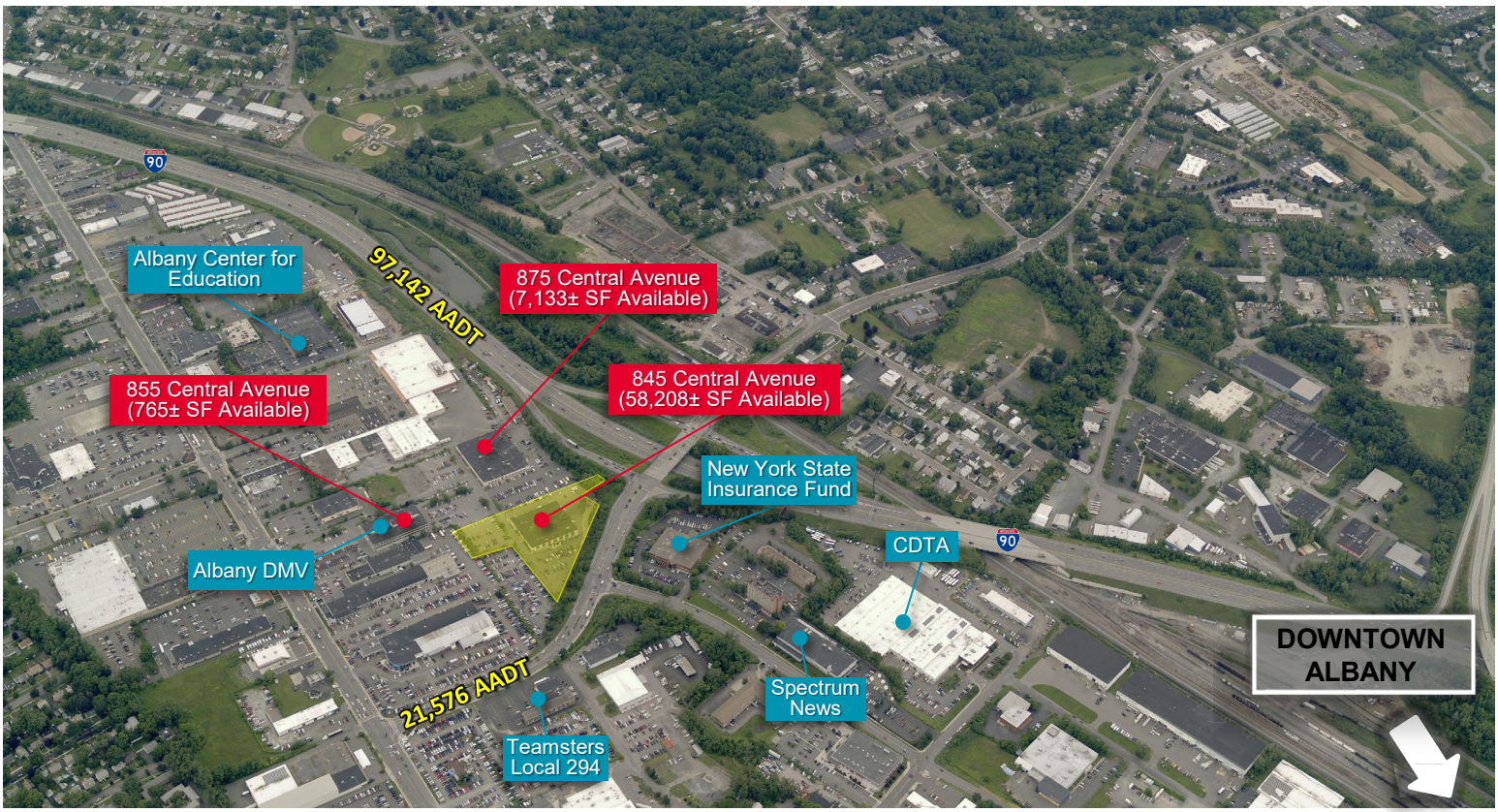
LOCATION MAPS



Mileage/Drive Times

- (A) Albany International Airport
  5.2 Miles | 11 Minutes
- (B) AMTRAK
  6.5 Miles | 12 Minutes



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PROPERTY IMAGES

















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