CUSHMAN & WAKEFIELD | Pyramid Brokerage Company



FOR SUBLEASE

3 UNIVERSITY PLACE
RENSSELAER, NY 12144

31,752± SF

LAB SPACE AVAILABLE

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3 University Place

Rensselaer, NY



31,752± SF

Property Highlights

•Fully functional laboratory space available for immediate sublease
•Located in the heart of the Capital District's biomedical hub
•Close proximity to Regeneron, Kinentia Biosciences, NY CREATES, UAlbany School of Public Health & Cancer Research Center
•Labs span three floors and can be subdivided, each with individual key fob security
•Less than 3 miles from the Albany-Rensselaer Amtrak Station
•Easy access to I-787
•Building features a large common breakroom with cafeteria, grab & go food, and an outdoor patio
•Additional 2,257 SF of Storage Available

Demographic	1 Mile	3 Miles	5 Miles
Population	5,819	70,494	146,875
Households	2,742	32,318	65,286
Average H.H. Income	$80,645	$57,965	$72,512
Daytime Employees	6,803	109,386	161,423
Source:			ESRI

Traffic Counts	
Columbia TPKE	17,051 AADT
Sherwood Ave	4,195 AADT
Source:	NYS DOT

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3 University Place

Rensselaer, NY



Property Highlights

Address	3 University Place, Rensselaer, NY	**Fire Protection**	No Sprinklers
Year Built	1951	**Electrical**	800 Amp
Available SF	31,752± SF	**Dock Doors**	1 Overhead Door
Construction	Steel & Masonry	**Drive-ins**	No
Office Area	Suites Vary	**Zoning**	IND
Clear Height	9-12’	**Floors**	3
Generator	No	**Water & Sewer**	Municipal
Security	Building System	**HVAC**	Steam Chiller Plant
Telecommunications	Verizon	**Utility Providers**	National Grid (Electric & Gas)

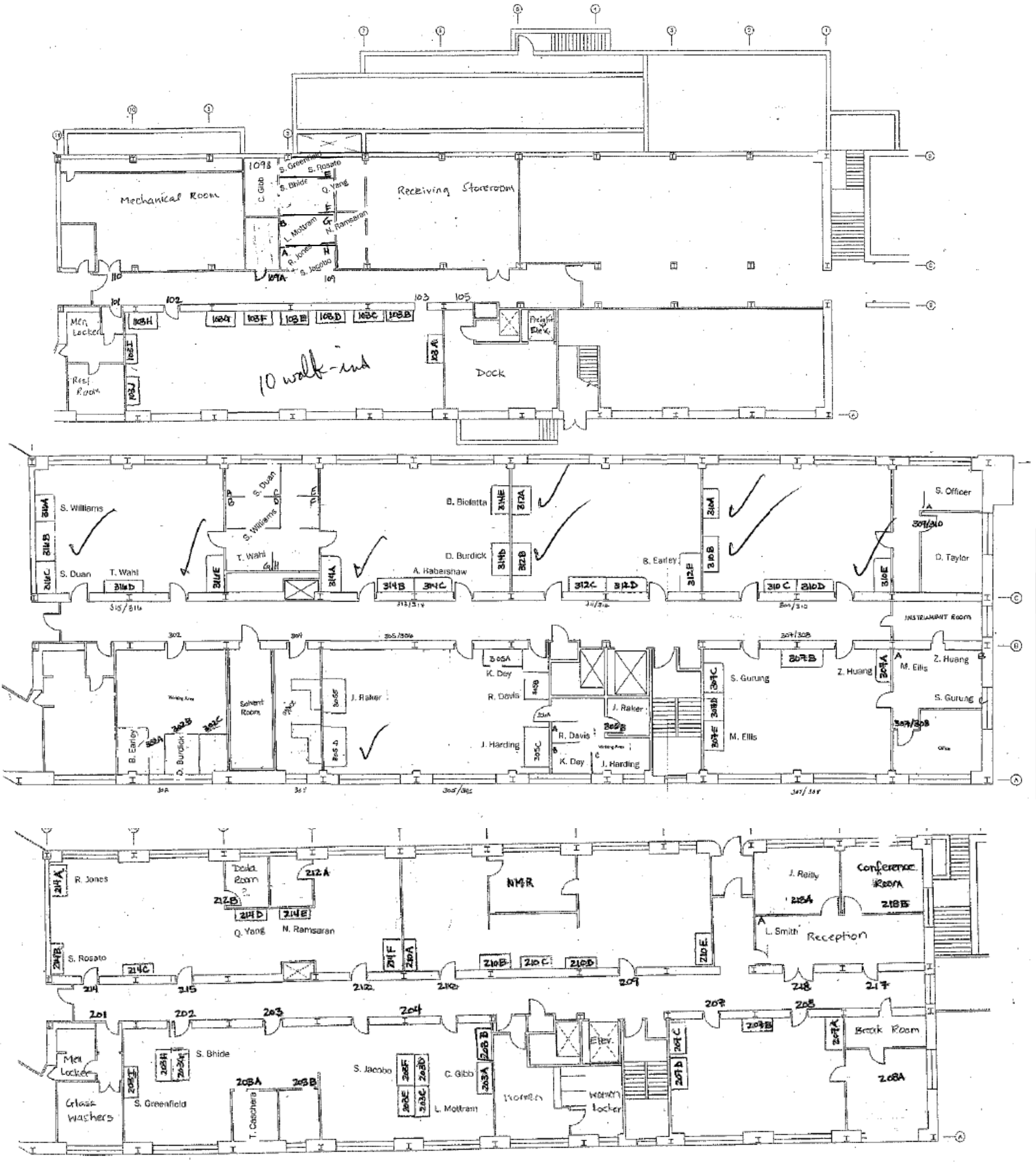
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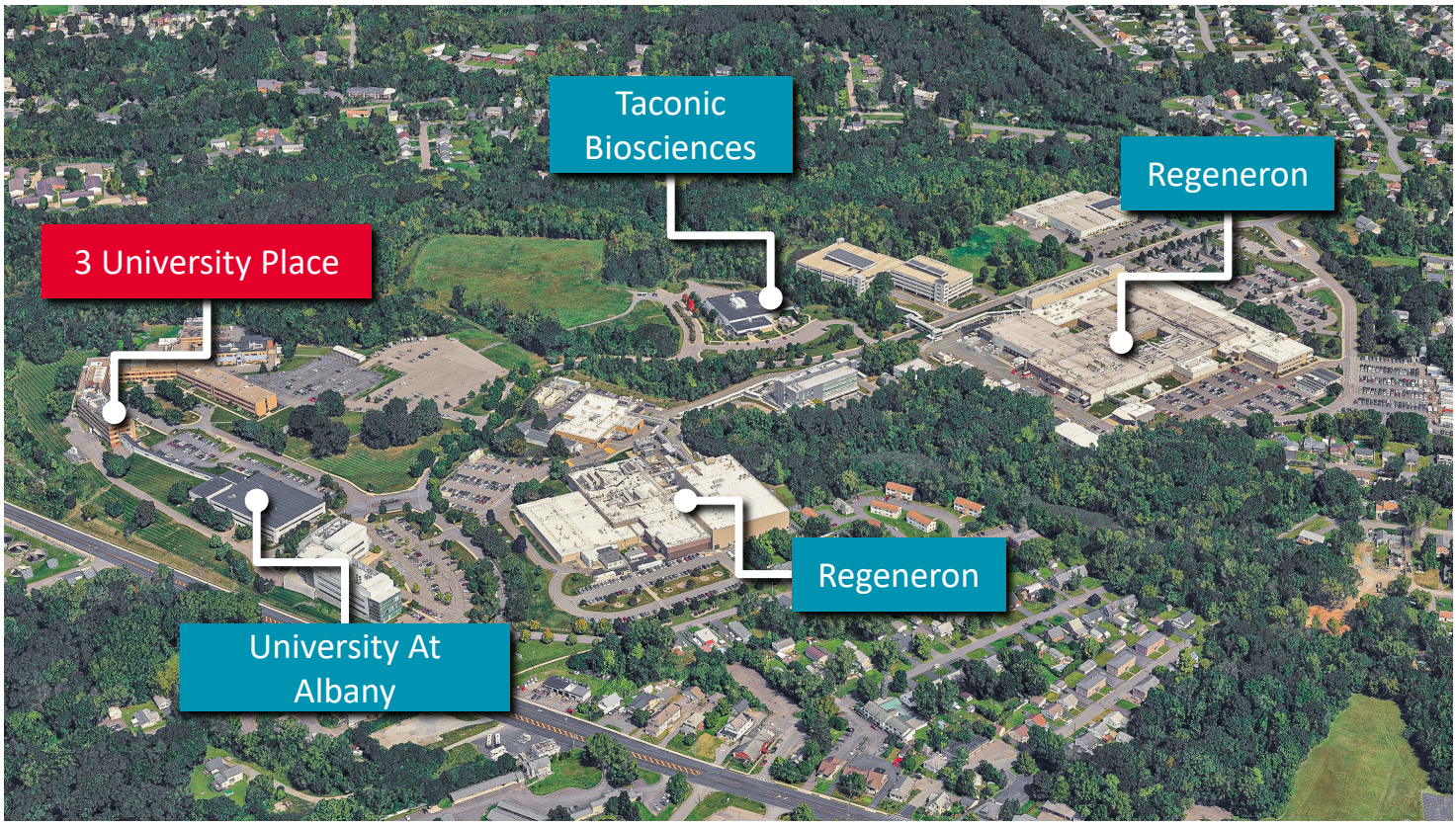
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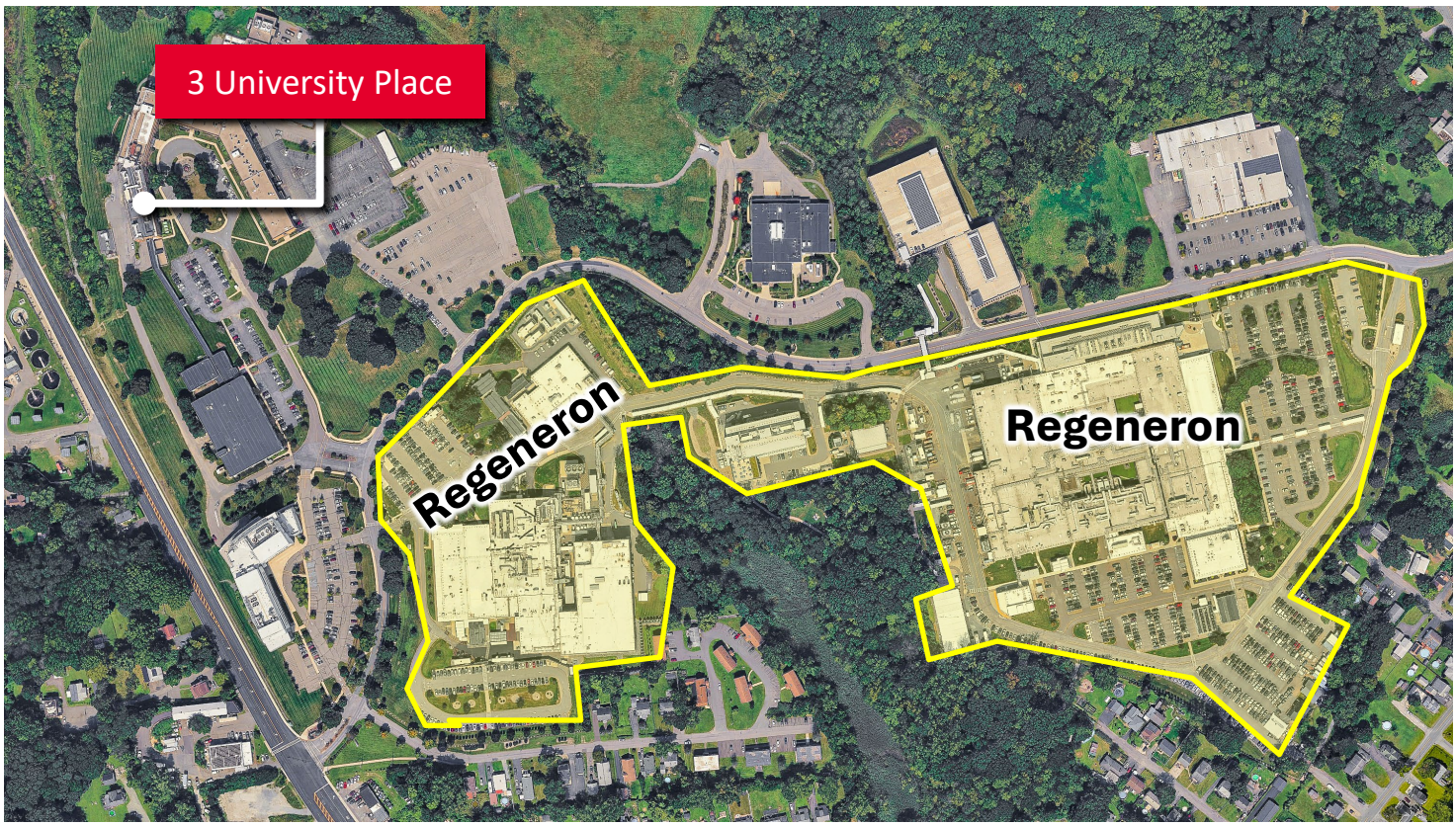
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For additional information, please contact:



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