CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

5 CLINTON SQUARE
ALBANY, NY 12207



FOR LEASE

MULTIPLE SUITES

PRIME DOWNTOWN LOCATION

EXCLUSIVE CONTACT

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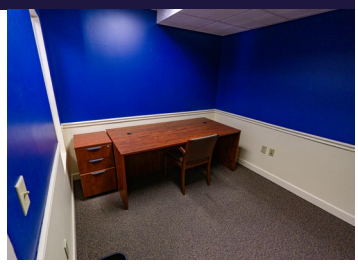
40 British American Blvd
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

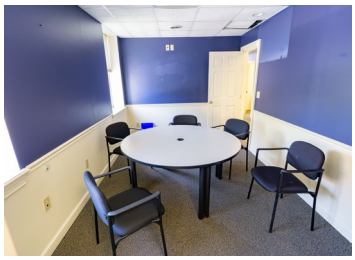
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PRIME RETAIL & OFFICE SUITES

Property Highlights

- Prime Retail & Office Spaces Available In The Historic Patroon Building
- Centrally Located Near NYS Court Systems, Palace Theatre, MVP Areana And The NYS Capitol
- 1st Floor Of 1,300± SF Of Retail Space
- 3 Floors Of Office Space Consisting of Approximately 2,200 SF Each or Approximately 6,600 SF Total
- Suites Include Private Offices And Conference Room
- Ideal Space For Legal, Financial And Other Professional Or Creative Services
- Convenient Access To I-787 And I-90

Demographic	1 Mile	3 Miles	5 Miles
Population	25,280	103,669	179,811
Households	13,348	47,420	77,067
Average H.H. Income	$67,463	$82,672	$99,263
Daytime Employees	54,423	135,584	186,198

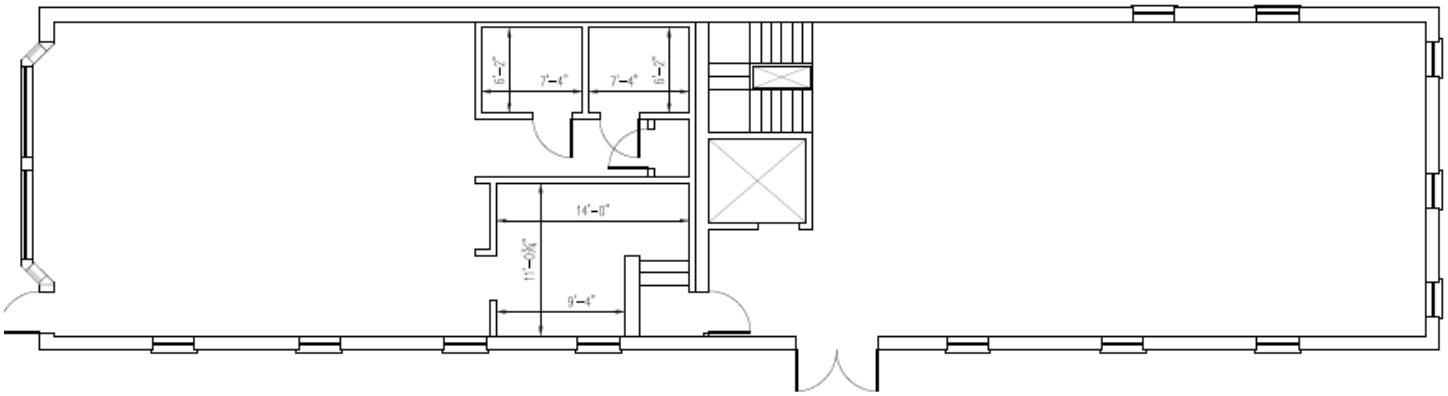
Source: ESRI

Traffic Counts	
Clinton Ave	5,733 AADT

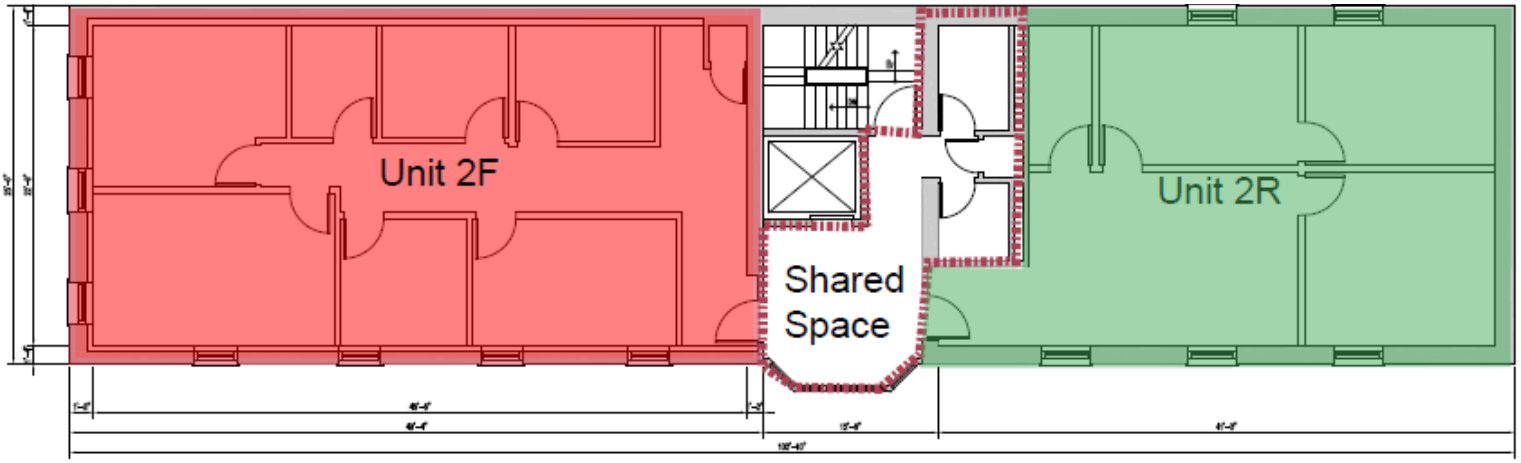
Source: NYS DOT

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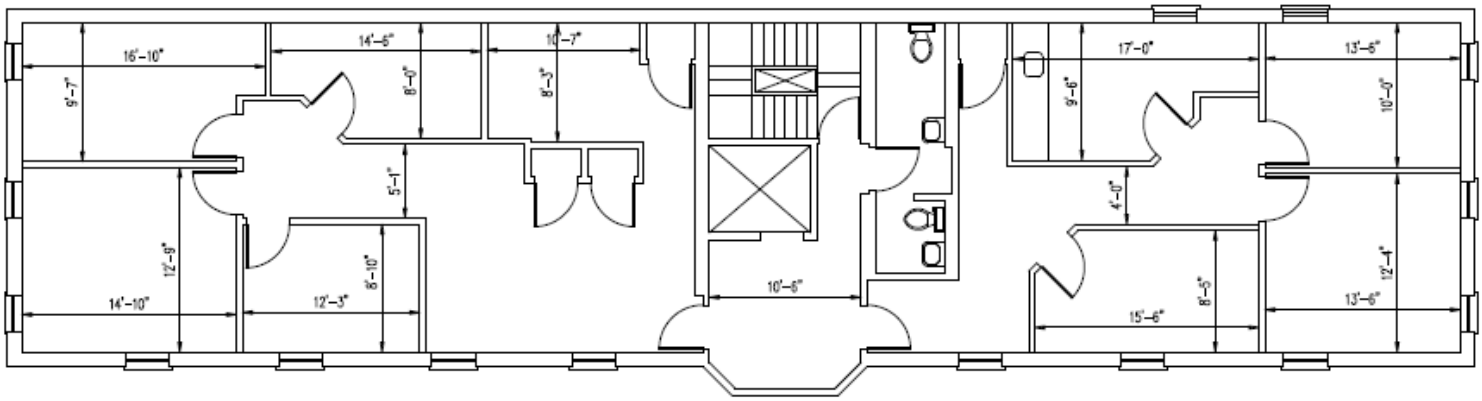


FIRST FLOOR PLAN
1/8"=1'-0"



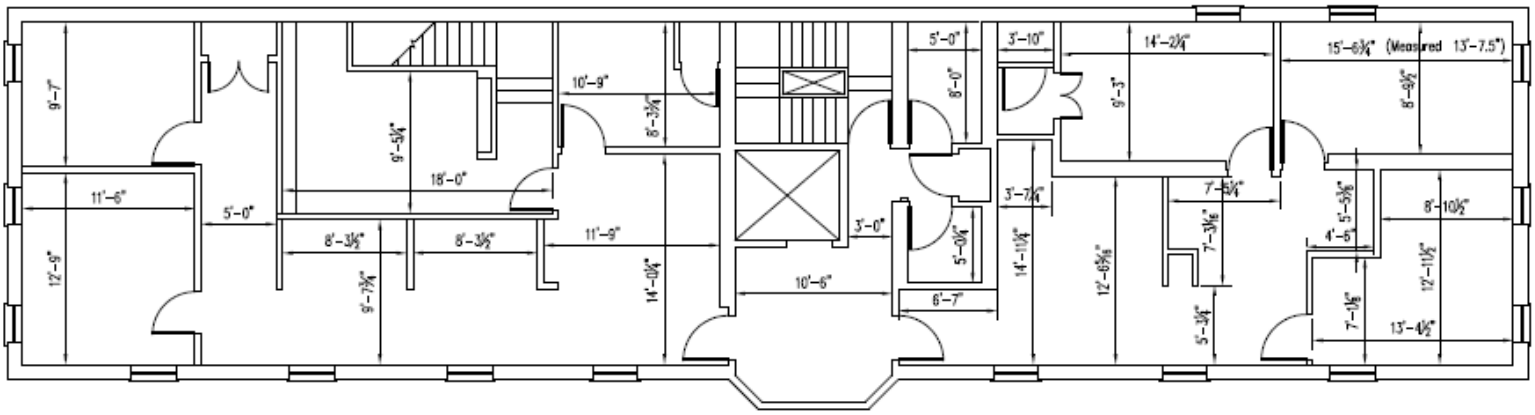
SECOND FLOOR PLAN

Exhibit A

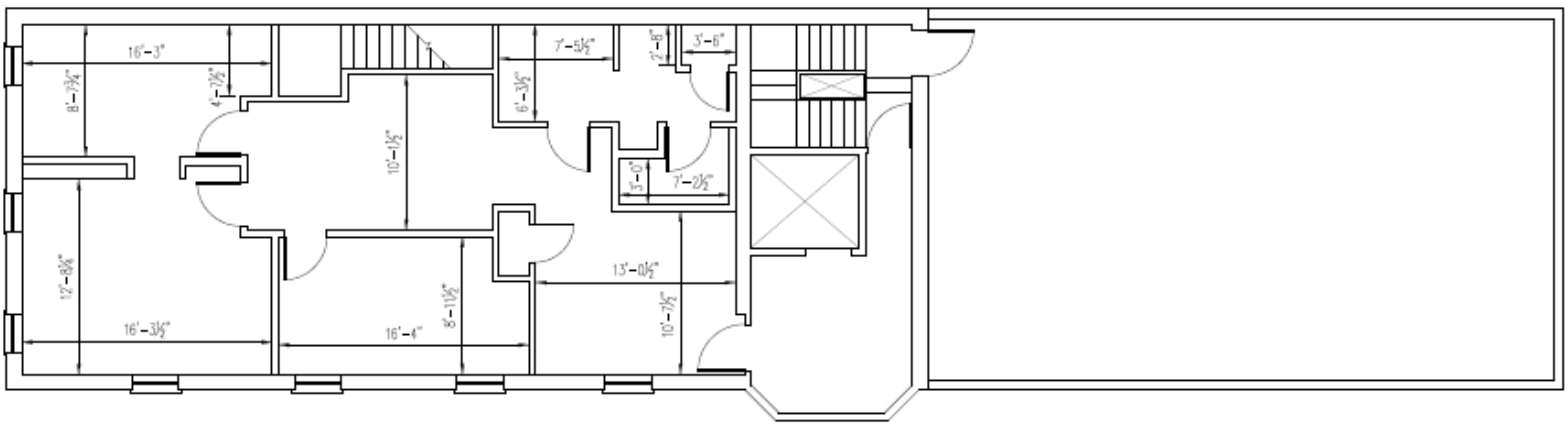


THIRD FLOOR PLAN
1/8"=1'-0"

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FOURTH FLOOR PLAN
1/8"=1'-0"

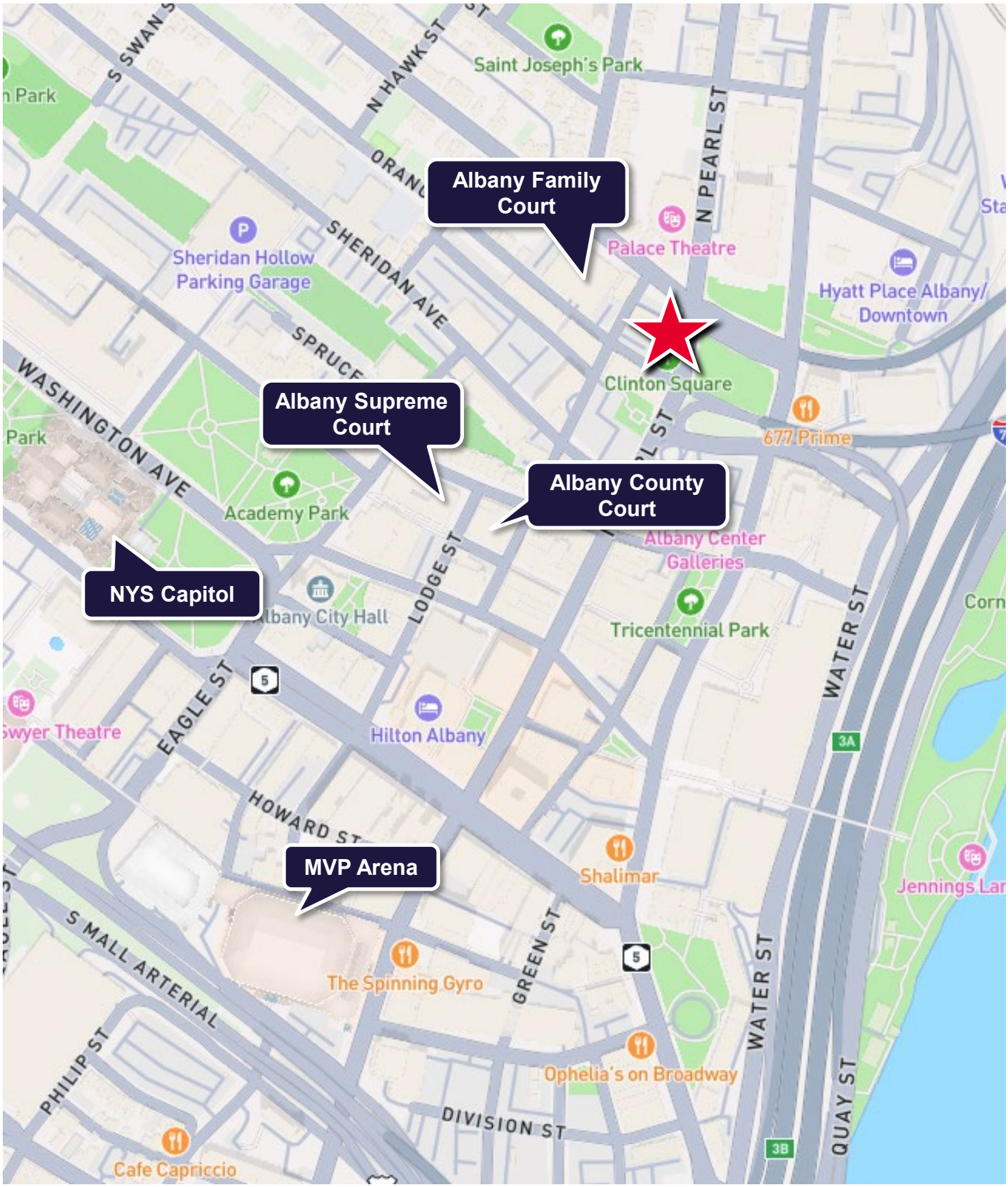


FIFTH FLOOR PLAN
1/8"=1'-0"

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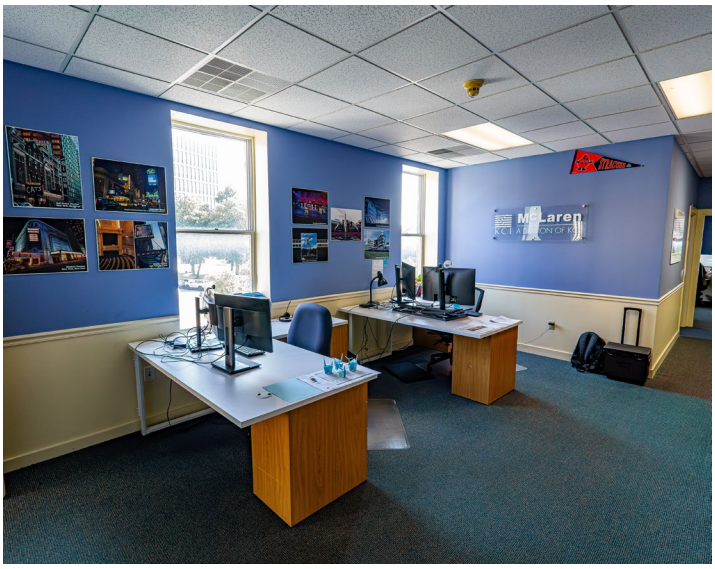
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For additional information, please contact:



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