

Medical/Office Space for Lease  
**10B Madison Avenue Extension, Albany, NY 12203**

**10,465 RSF**  
**\$15.50/RSF + utilities**



## Property Features

- Convenient access to major highways, shopping malls and restaurants.
- Single-story office building with flexible build out.
- Private off-street parking available for 88 vehicles.
- Peaceful quiet setting near Pine Bush Reserve.
- Lease price includes property taxes, building insurance, maintenance, Monday - Friday, 8:00 am to 5:00 pm. housekeeping, Monday - Friday, 5:00 pm to 9:00 pm.
- Tenant Improvements to be negotiated.



**Robert Murphy**  
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**NAI Platform**  
14 Corporate Woods Blvd, Suite 100  
Albany NY, 12211  
518-465-1400



## 10B Madison Avenue Extension

Albany, NY

### Building Information

Lot size:	2.21 Acres
Zoning:	MU-CI
Parking:	88 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp 3 Phase
Condition:	Excellent
Construction:	Brick
Built:	1997

## Directions

Washington Ave Extension to Rt 155. Go through intersection to Madison Ave Extension, take first left.

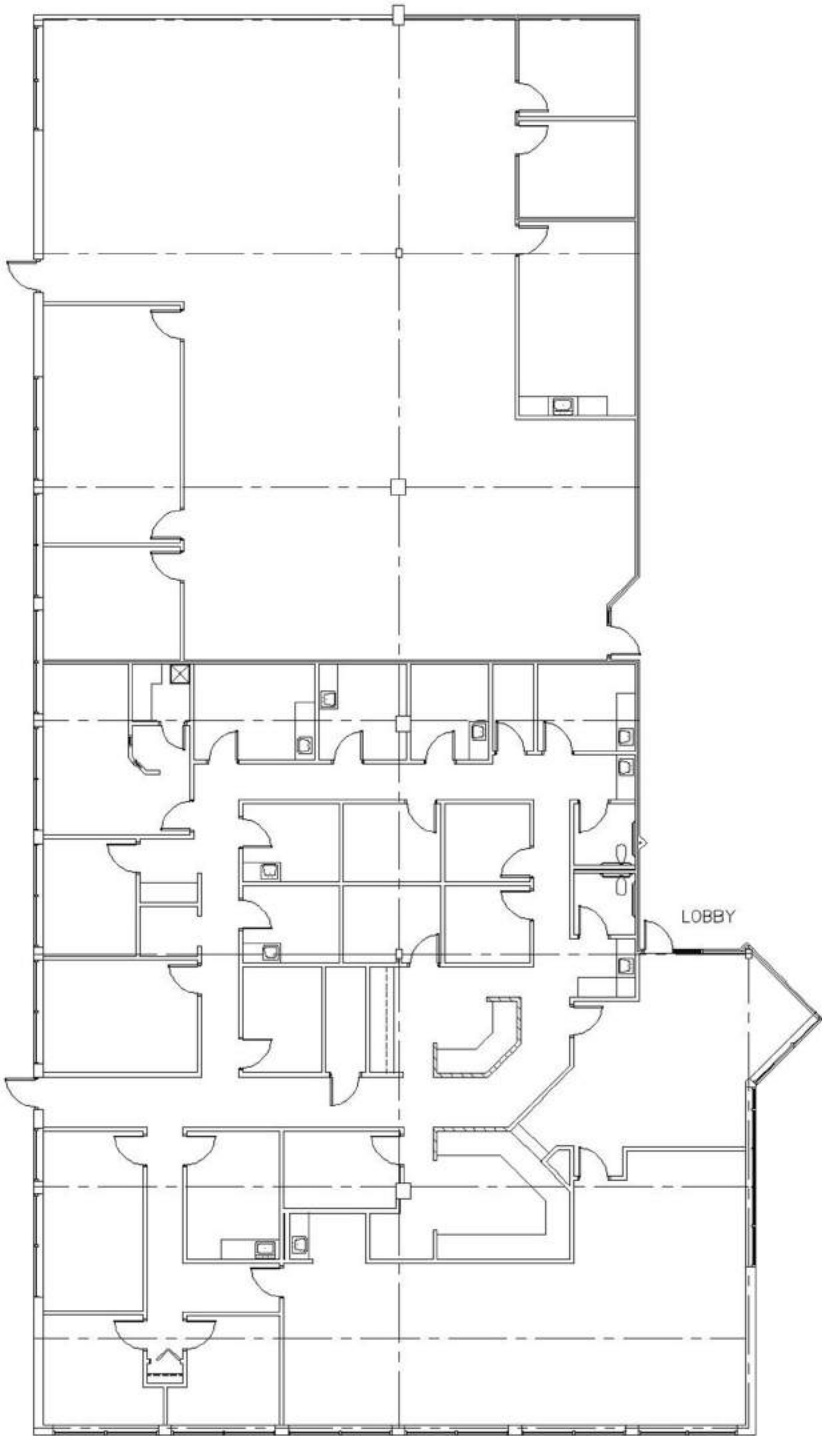
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# Floor Plan



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