

Office Space for Lease  
**125 Wolf Road Albany, NY 12205**

**Suite 312 - 1,137 RSF**  
**\$1,847.63/month**



**Lease Term**

Minumum one (1) year.

**Lease Includes**

Heat, light, air conditioning, taxes, building insurance, maintenance, Monday - Friday, 8:00 am to 5:00 pm. housekeeping, Monday - Friday, 5:00 pm to 9:00 pm.

**Space is in excellent condition and offered in "as is".**

**Area Amenities**

1 mile to the NYS Thruway and I-87 Northway.

3 miles to Albany International Airport.

7 miles to Downtown Albany.

Within walking distance of Wolf Road, home to shopping, dining, hotels/motels, grocery stores, drug stores, fitness centers, and a 140 acre passive park.



**Susan Anderson Touhey, Managing Partner**

**Phone:** 518-458-7726 **Fax:** 518-482-3018

**Email:** [stouhey@andersonoffices.com](mailto:stouhey@andersonoffices.com)

**Web:** [www.andersonoffices.com](http://www.andersonoffices.com)



**Hours of Operation:**

Monday - Friday 8:00 am - 5:00 pm  
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## Building Amenities

- Receptionist
- On-site Management
- Plenty of Free Parking
- Hidden Treasures Café serves breakfast & lunch
- M&T Bank with ATM
- FedEx & UPS drop off/pick up box
- After hour card access
- On-site Notary
- Digital Directories
- Picnic Area

## Optional Services

### CONFERENCE ROOM

Full Day	\$125.00
Half Day	\$75.00
Per Hour	\$30.00

Reservation only.  
Flat screen cable television/Whiteboard

### ADMINISTRATIVE SUPPORT

Microsoft Office (Word, Excel, & Publisher)

Rate	\$23.00/hour
Minimum Charge - 15 minutes	\$6.00 1/4 hour

### COLOR COPIER/SCANNER\*

		Price Per Page
Black	1-500 copies	\$.15
	501 and up	\$.10
Color		\$.60
Scan to Email		\$.15

### MAIL DROP\*

Monthly	\$150.00
Mail Forwarding	Charges Apply

### FAXING SERVICE\*

Incoming	\$1.50 per page
Outgoing	\$2.00 per page

### INTERNET ACCESS

Spectrum Cable and Fiber, Verizon DSL and T1,  
First Light Fiber available.

\* Subject to New York State Sales Tax

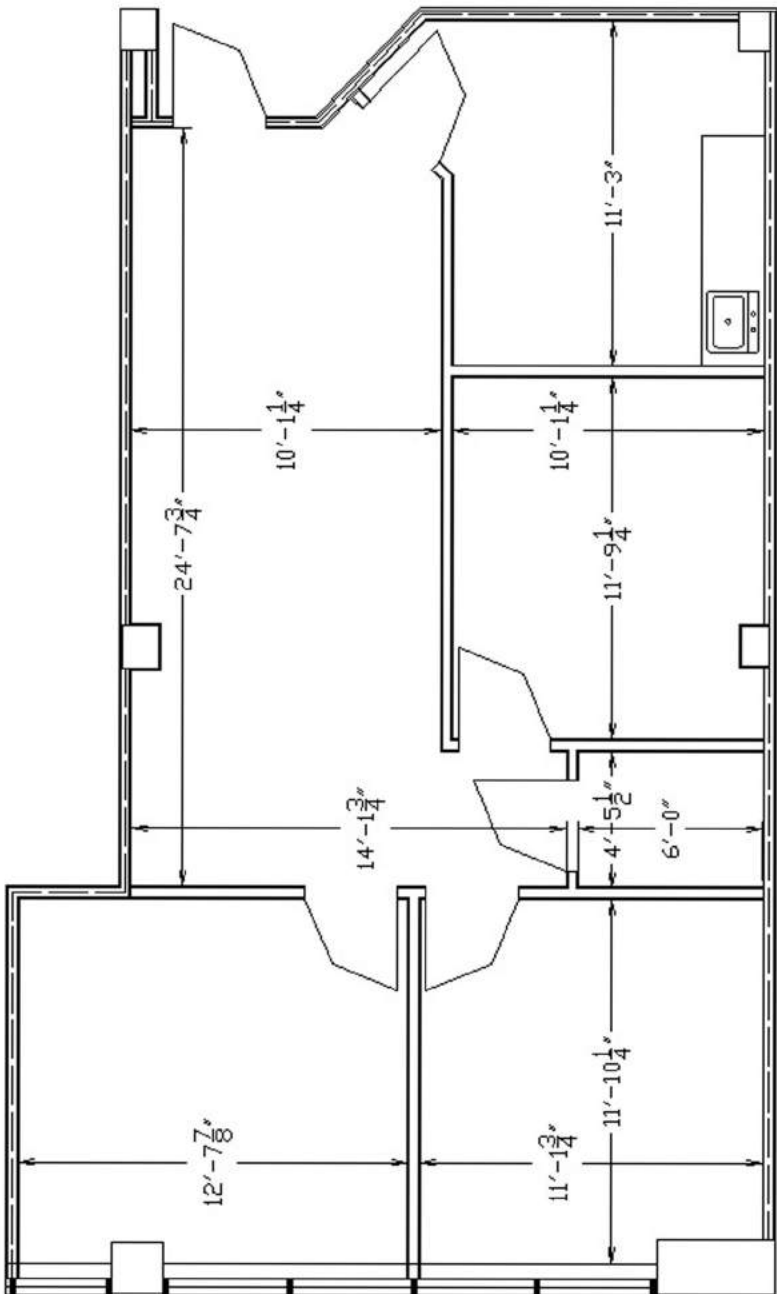


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# Floor Plan



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The health of your business is the heart of our business. For more than 50 years, The Anderson Group has provided trusted, respected office and executive suite leasing to businesses in the Capital Region.

Beyond simply renting you a space, we've developed expertise in office space efficiency, productivity and profitability, so we'll work with you to create a work environment that serves you best, now and into the future.

We're happy to lease directly or through a broker. Rest assured that we offer competitive commissions for brokered leases—as well as flexible, custom leases to meet our tenant's needs.

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