

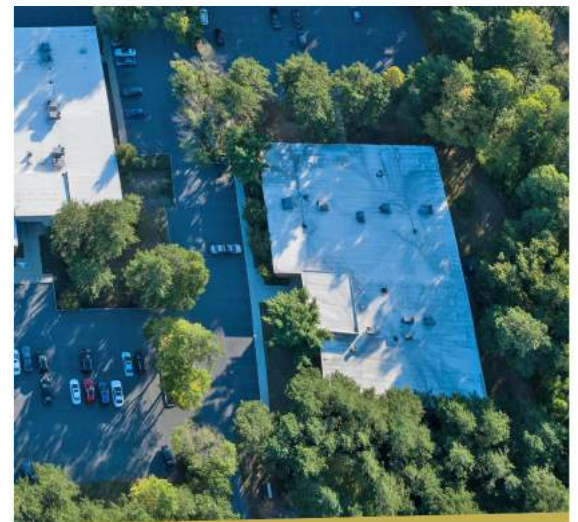
Office Space for Lease  
**28 Madison Avenue Extension Albany, NY 12203**

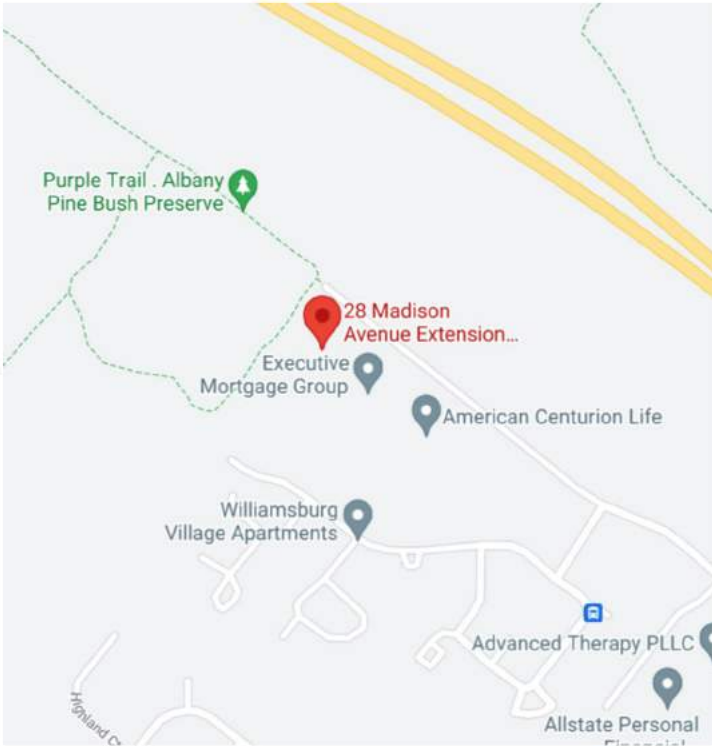
**5,616 RSF**  
**\$14.50/RSF + utilities**



## 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 85 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.





## 28 Madison Avenue Extension

Albany, NY

### Building Information

Lot size:	2.46 Acres
Zoning:	C-1 Commercial
Parking:	85 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	400 Amp/600 Volt/3 Phase
Condition:	Excellent
Construction:	Brick
Built:	1986

## Directions

Washington Ave Extension to Rt 155. Go through intersection to Madison Ave Extension approximately 1/4 mile;

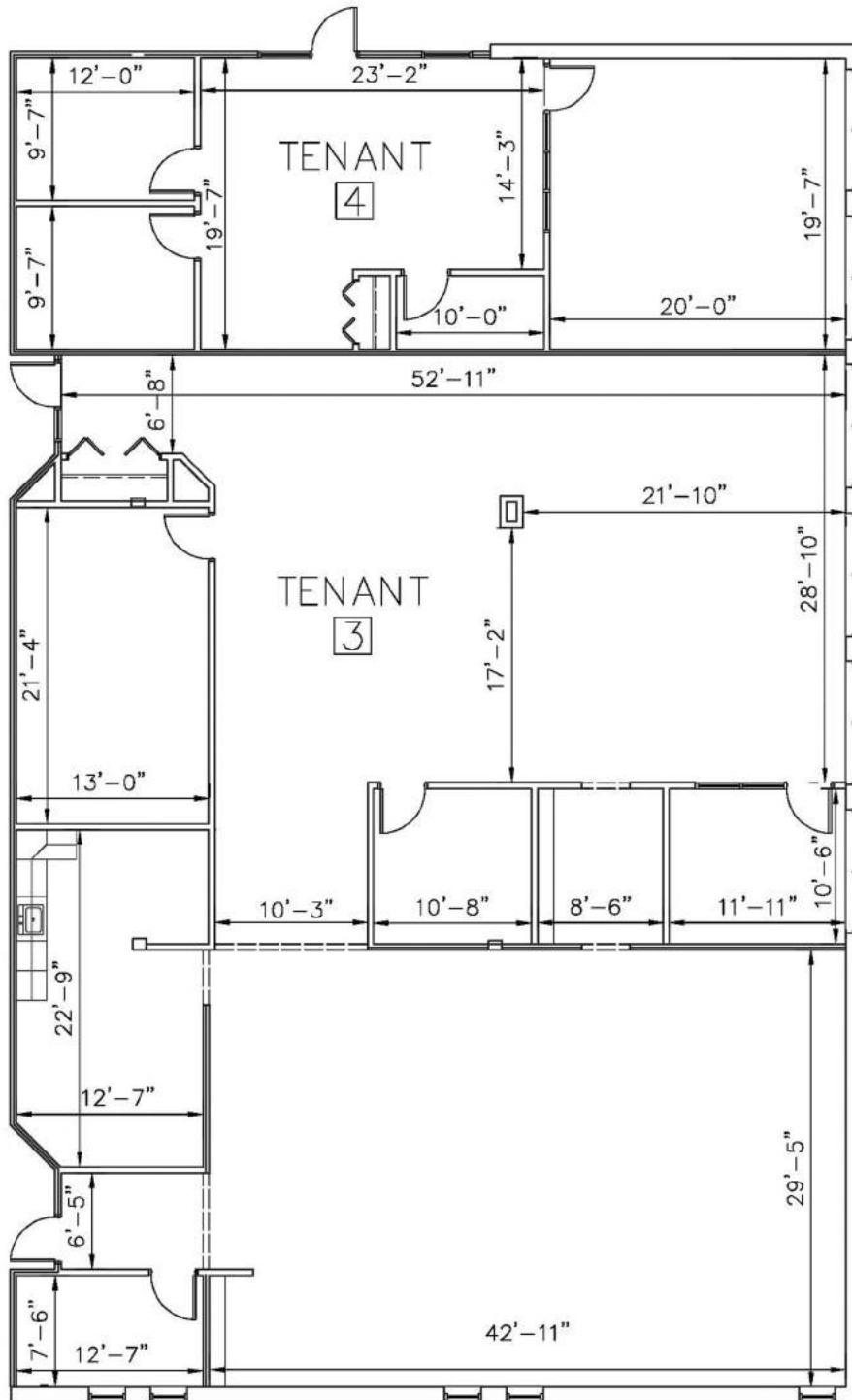
**Robert Murphy**  
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**James "Jay" Verro, CCIM**  
Associate Real Estate Broker  
518 465 1400 ext. 214  
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**NAI Platform**  
14 Corporate Woods Blvd, Suite 100  
Albany NY, 12211  
518-465-1400

# Available Spaces

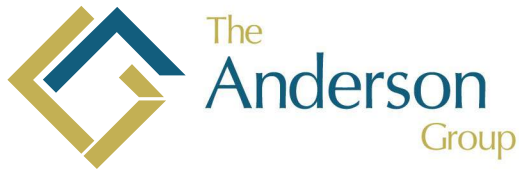


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**The Anderson Group**  
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