

Office Space for Lease  
296 Washington Avenue Extension, Albany, NY 12203

3,258 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 59 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.

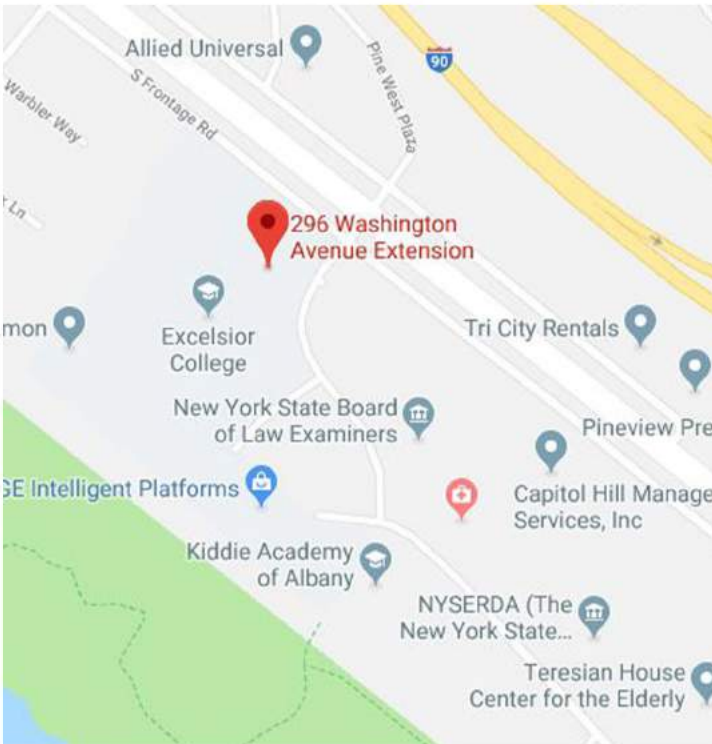


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**NAI Platform**  
14 Corporate Woods Blvd, Suite 100  
Albany NY, 12211  
518-465-1400



## 296 Washington Avenue Extension

Albany, NY

### Building Information

Lot size:	1.74 Acres
Zoning:	MU-CI
Parking:	59 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	400 Amp 3 Phase
Condition:	Excellent
Construction:	Brick
Built:	1985

## Directions

Take Washington Avenue Extension West towards Rt. 155. Take left at traffic light by Treviso Restuarant, then immediate right turn on to S. Frontage Road. Third building on the left.

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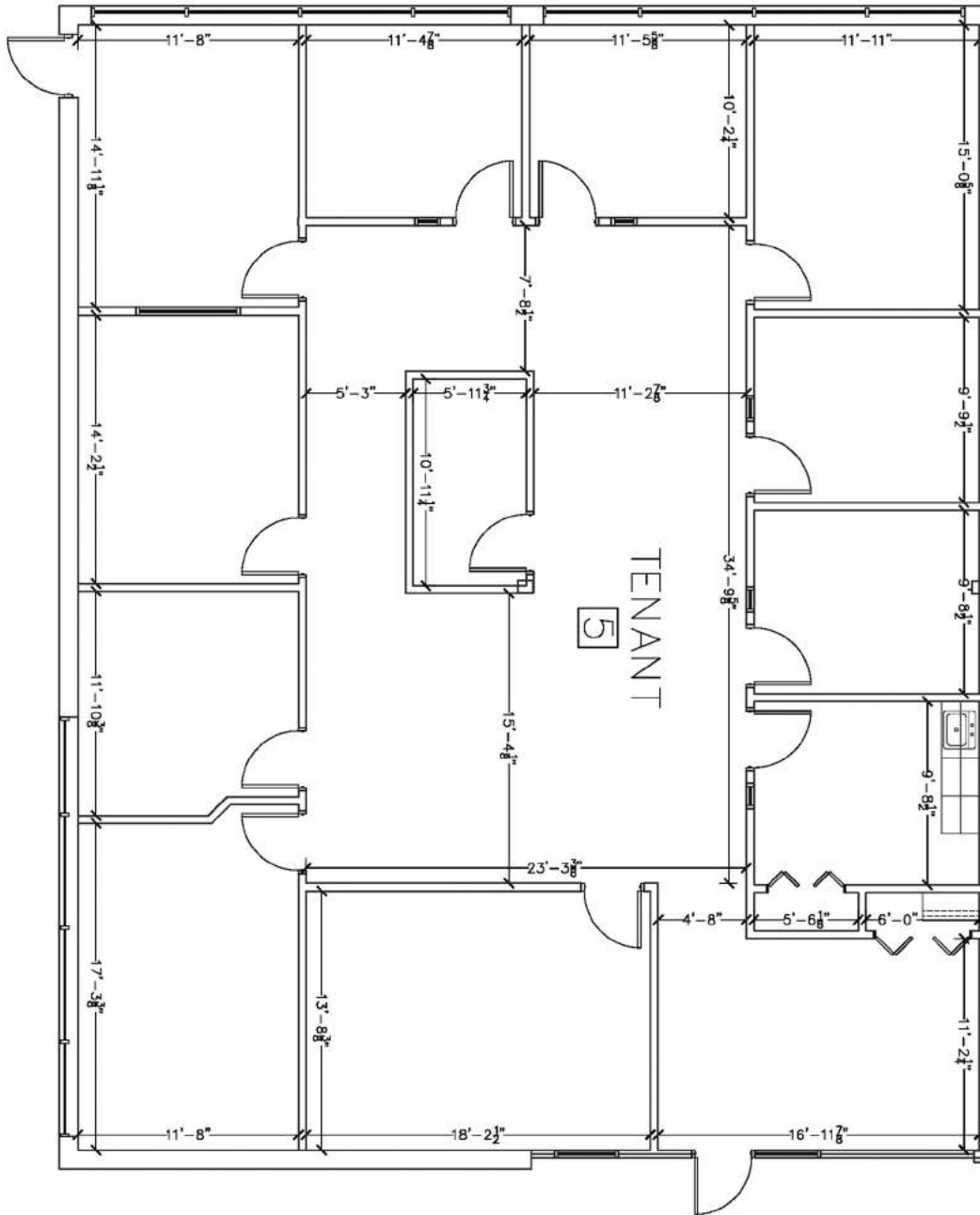
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# Floor Plan



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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.



NAI Platform delivers superior results for our clients. We meet and exceed their commercial real estate needs through a team of specialized experts.

Our professionals possess extensive knowledge and experience of the industry's intricate nuances, helping our clients surpass their goals. We deliver a range of diversified services at an unparalleled value.

**The Anderson Group**  
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