

Office / Medical Space for Lease  
**110 Wolf Road, Albany, NY 12205**

**2,783 RSF**  
**\$17.50/RSF GROSS**



**Lease Includes**

Utilities, property taxes, building insurance, maintenance, Monday - Friday, 8:00 am to 5:00 pm. housekeeping, Monday - Friday, 5:00 pm to 9:00 pm.

**Building Amenities**

4.5 parking spaces per 1,000 RSF.  
Interior access to FedEx Kinkos store.  
Private bathroom within premise.

**Tenant Improvement Allowance To be negotiated.**

**Area Amenities**

1 mile to the NYS Thruway and I-87 Northway.  
3 miles to Albany International Airport.  
7 miles to Downtown Albany.  
Wolf Road is home to shopping, dining, hotels/motels, grocery stores, drug stores, fitness centers, and a 140 acre passive park.







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.

**The Anderson Group**  
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