

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

**Suite 402 - 2,468 RSF**  
**\$4,010.00 per month**



**Lease Term**

Three (3) to Five (5) years.

**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.

**Tenant Improvements 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.

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  
125 Wolf Road Albany, New York 12205

## Building Amenities

- Receptionist
- On-site Management
- Plenty of Free Parking
- 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

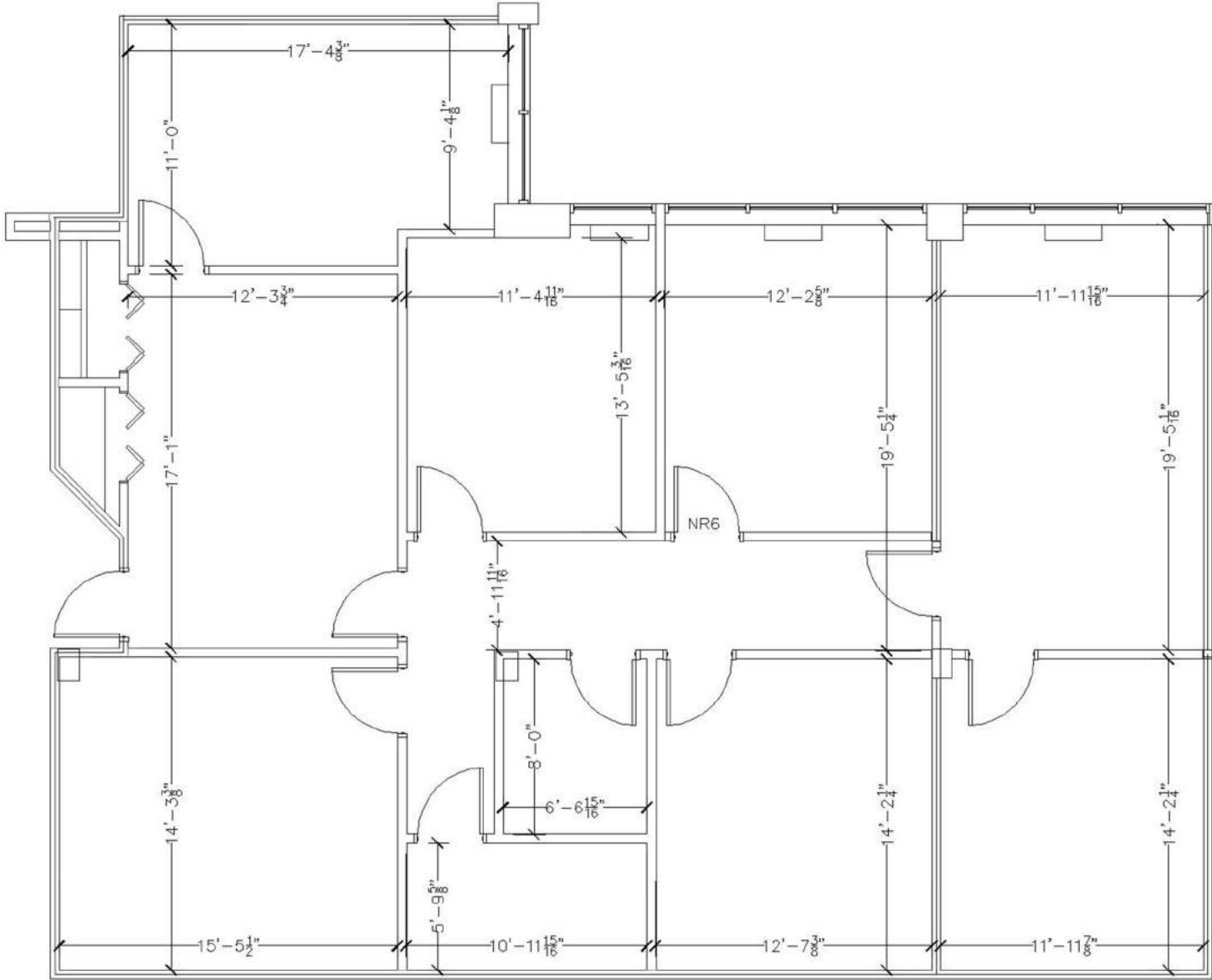


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# Floor Plan





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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