

Office Space for Lease
17 Computer Drive West, Albany, NY 12205

7,609 RSF
\$16.50/SF + utilities

**Lease 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 Improvement Allowance

To be negotiated.

Building Amenities

5 parking spaces per 1,000 RSF.
Free standing signage facing street.
Upgraded lobby and bathrooms.

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.





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Building Information

Lot size:	1.98 Acres
Zoning:	COR Commercial
Parking:	103 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp/600 Volt-3 Phase
Condition:	Excellent
Construction:	Brick

Directions

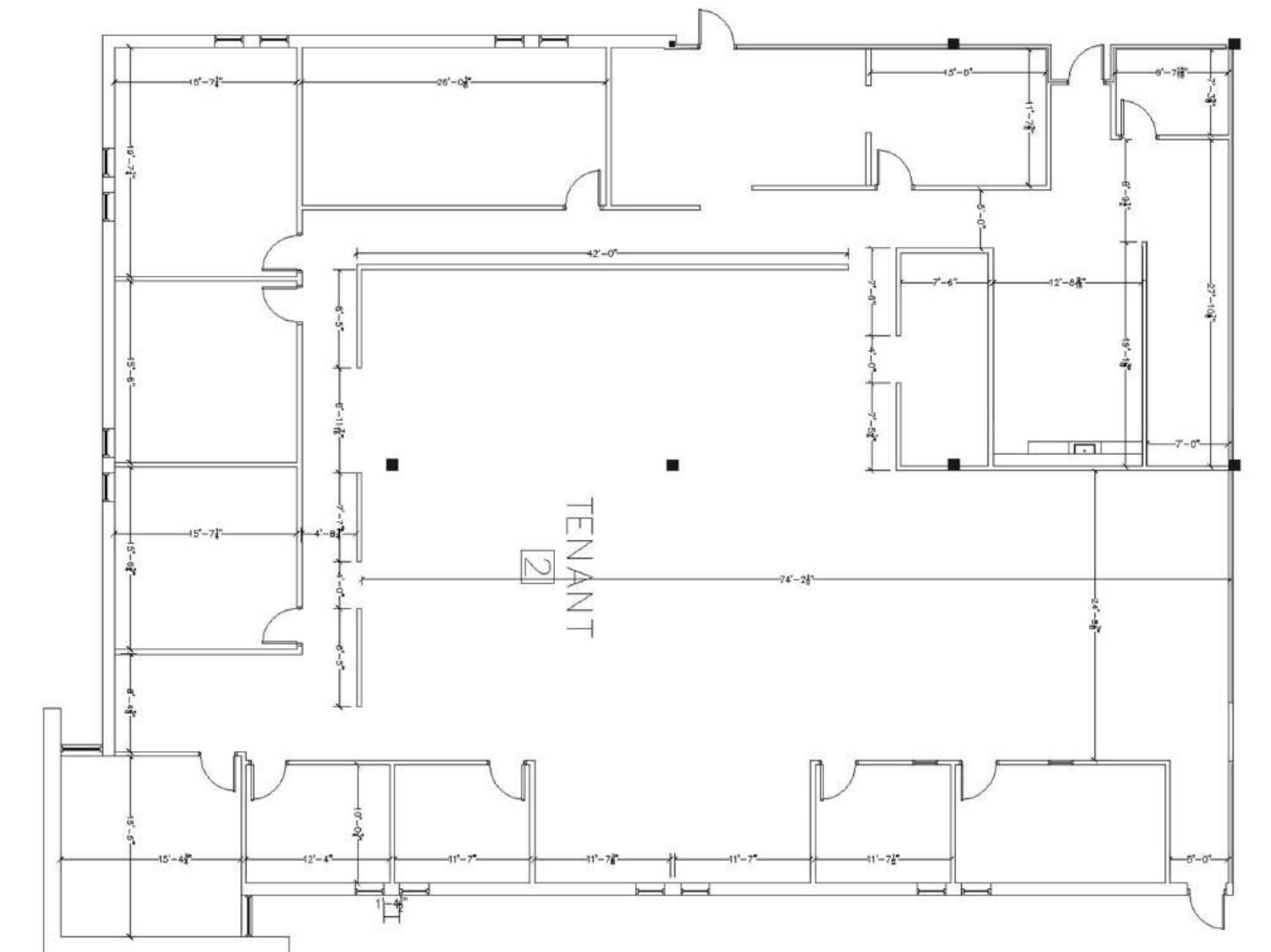
Northway 87 to US Route 5 exit; continue to Wolf Road, left on Cerone Commercial Drive, building straight ahead.

Susan Anderson Touhey, Managing Partner
Phone: 518-458-7726 **Fax:** 518-482-3018
Email: stouhey@andersonoffices.com
Web: www.andersonoffices.com



Hours of Operation:
 Monday - Friday 8:00 am - 5:00 pm
 125 Wolf Road Albany, New York 12205

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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