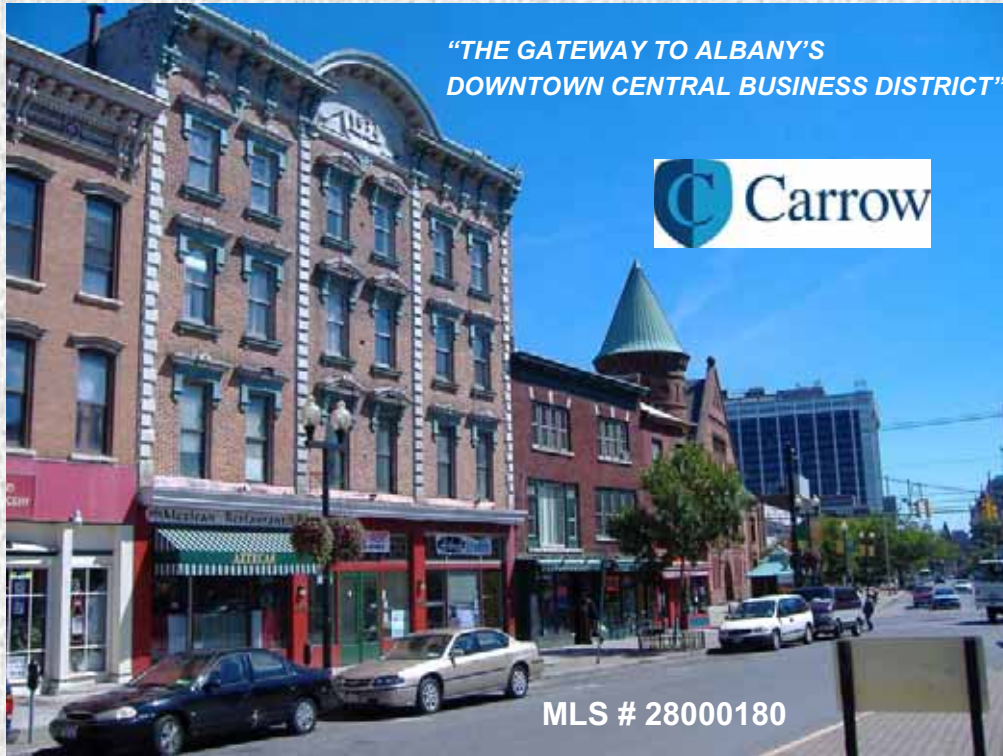


OFFICE SPACE AVAILABLE



FOUR CENTRAL AVENUE **ALBANY, NEW YORK**

- GREAT LOCATION - EASY ACCESS I-90 & I-87
- ONLY STEPS FROM ALL MAJOR STATE GOVERNMENT OFFICES, COURTS AND ALL OTHER DOWNTOWN ALBANY AMENITIES
- ADA COMPLIANT WITH PASSENGER ELEVATOR
- LOCATED IN A NYS EMPIRE ZONE
- DIRECTLY ON BUS LINE
- LOTS OF WINDOWS FOR PLENTY OF NATURAL LIGHT
- GREAT VIEWS, HIGH CEILINGS, EXPOSED BRICK, TIMBER BEAMS, TIN CEILINGS, TONS OF CHARACTER
- FULL SERVICE RESTAURANT LOCATED ON PREMISIES
- FULLY SPRINKLERED
- PROFESSIONAL PROPERTY MANAGEMENT IN PLACE
- UNDER NEW OWNERSHIP

Available FOR LEASE at
\$12.50 per square foot
plus utilities

1,000 to 40,000 square feet available

CUSTOM BUILD TO SUIT AVAILABLE

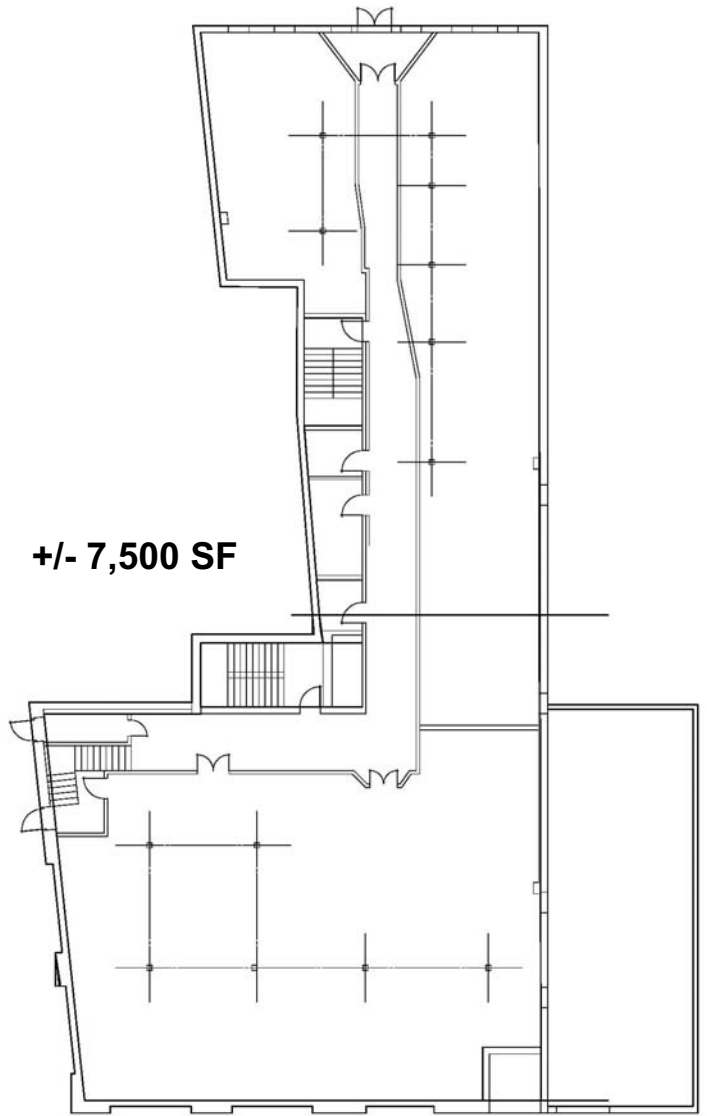
**GENEROUS TENANT IMPROVEMENT
ALLOWANCES**

ON-SITE PARKING AVAILABLE

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UNDER NEW OWNERSHIP!

1,000 - 40,000 +/- SF AVAILABLE

- **NEW RESTROOMS**
- **NEW COMMON AREAS**
- **WILL BUILD TO SUIT**

