

**FOR  
LEASE**

# 160 MYRTLE AVE

ALBANY, NY

## **DOWNTOWN ALBANY OFFICE / RETAIL SPACE**



### **+/-750 SF CREATIVE OFFICE / RETAIL SUITE**

LOCATED IN THE HEART OF ALBANY'S CENTER SQUARE & HUDSON PARK  
SECONDS FROM ALBANY MED, ALBANY LAW AND NYS EMPIRE PLAZA  
OPEN WORK SPACE WITH LARGE CONFERENCE TABLE  
PRIVATE RESTROOM AND KITCHEN  
AVAILABLE FURNISHED IF DESIRED  
ATTRACTIVE MODERN FINISHES AND EXPOSED BRICK  
HIGH CEILINGS WITH ABUNDANT NATURAL LIGHT  
EASY ACCESS TO HIGHWAYS  
DIRECTLY ON PUBIC BUS ROUTE  
AMPLE ON-SITE PARKING AVAILABLE AT \$100 PER MONTH  
SPECTRUM CABLE & WIFI INCLUDED

**AVAILABLE FOR LEASE**

**\$1,500 PER MONTH**  
PLUS UTILITIES

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**

NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

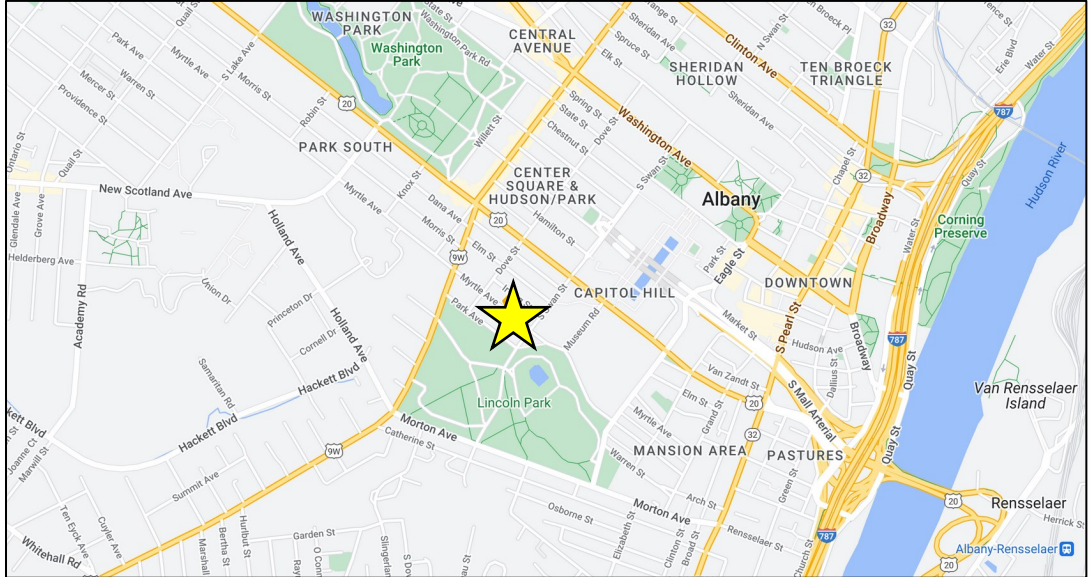
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readers are advised to investigate and verify same prior to entering into a transaction.

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## LOCATION



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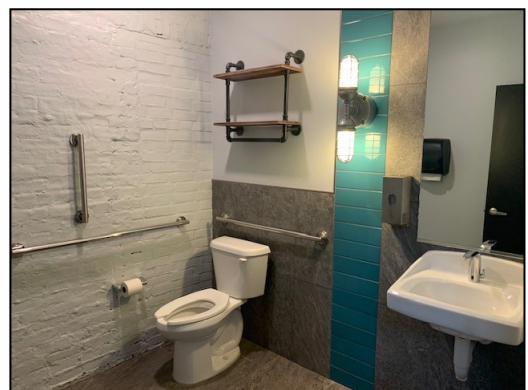
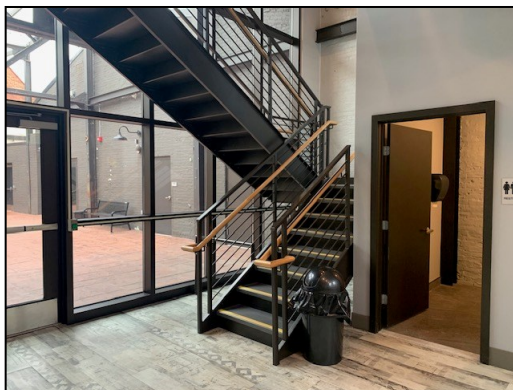
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# 160 MYRTLE AVE

ALBANY, NY

PHOTOS

**FIRST  
FLOOR**



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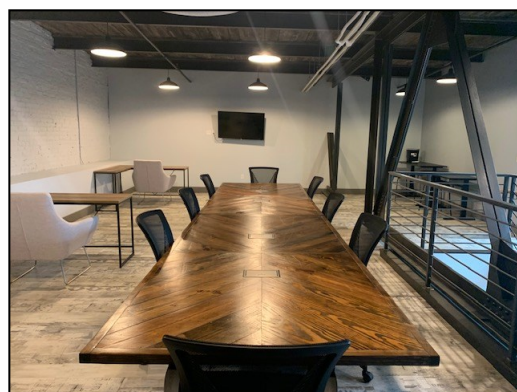
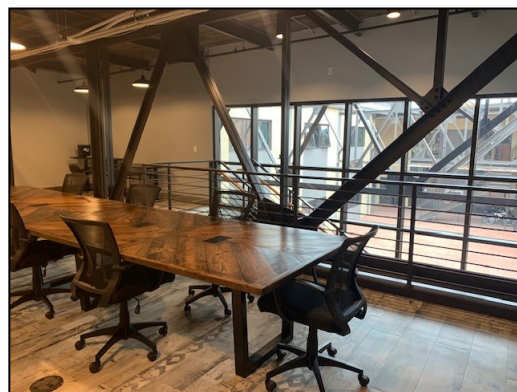
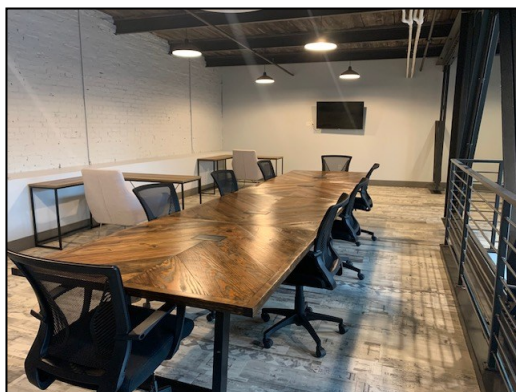
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# 160 MYRTLE AVE

ALBANY, NY

PHOTOS

**SECOND  
FLOOR**



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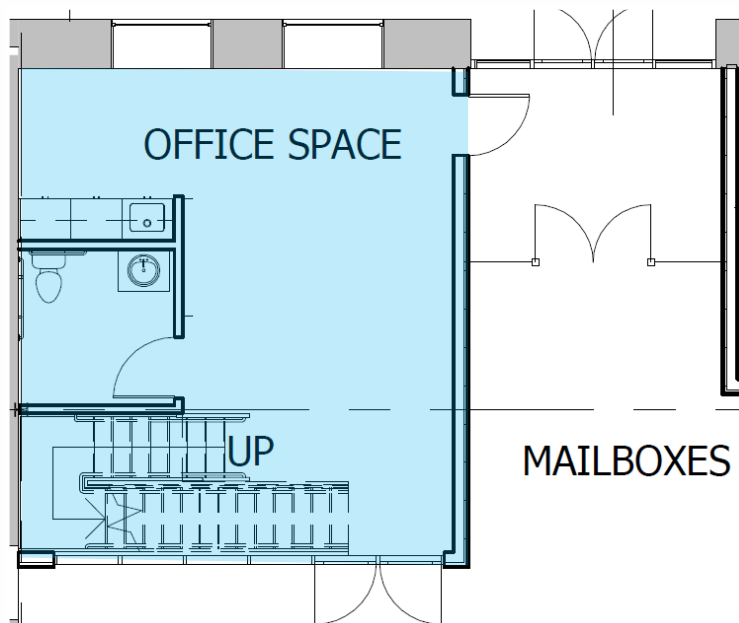
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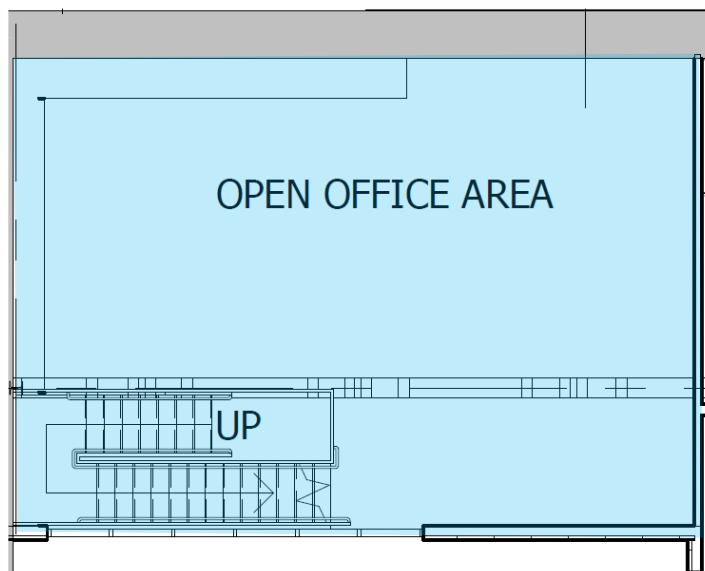
FLOOR  
PLAN

**FIRST  
FLOOR**



FLOOR  
PLAN

**SECOND  
FLOOR**



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