

**FOR
LEASE**

1766 UNION STREET SCHENECTADY, NY 12309

1,105 SF SECOND FLOOR OFFICE SPACE



- **1,105sf SECOND FLOOR PROFESSIONAL OFFICE SPACE**
- CONVENIENTLY LOCATED ON UPPER UNION STREET
- MINUTES FROM I-87 NORTHWAY AND ALTERNATE ROUTE 7
- PRIVATE PARKING SPACES WITH OFFICE
- RECENTLY RENOVATED COMMON AREAS AND RESTROOMS
- GENEROUS FIT-UP ALLOWANCE INCLUDED IN BASE RENT
- WILL BUILD-TO-SUIT

AVAILABLE FOR LEASE

\$20.00 PSF
PRO RATA SHARE FOR
UTILITIES AND JANITORIAL

FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 210 office
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



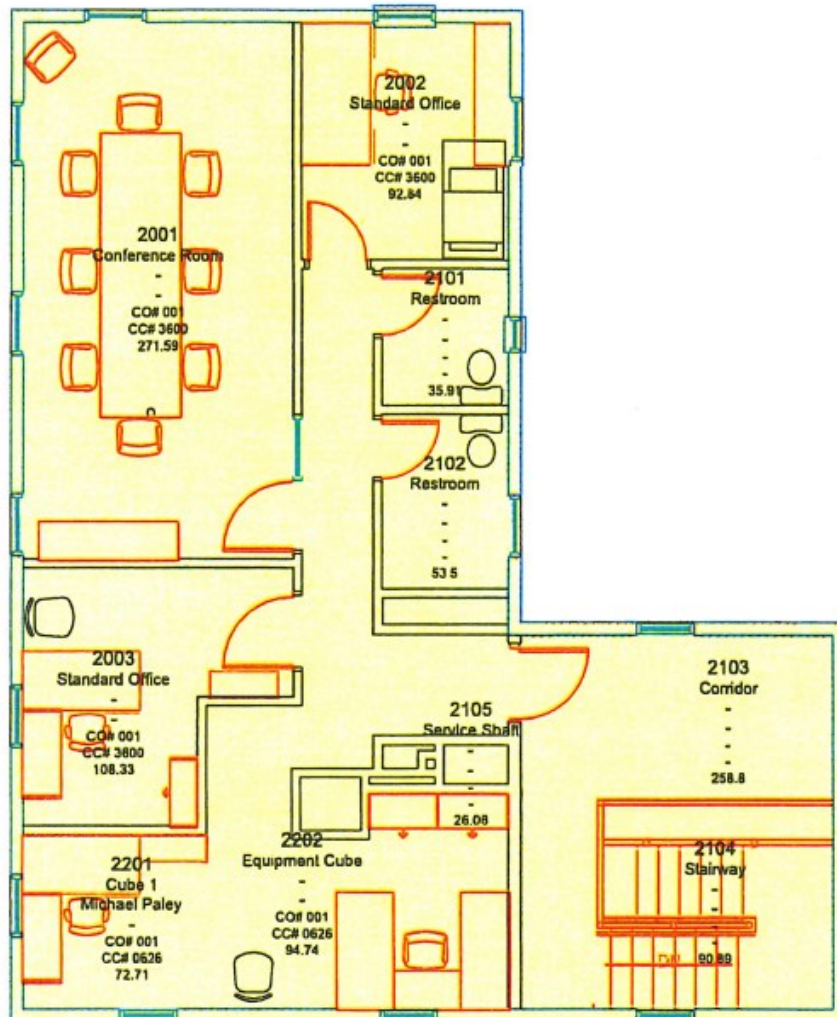
Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

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1766 UNION STREET SCHENECTADY, NY 12309

CURRENT
FLOOR PLAN



SCHENECTADY SECOND FLOOR

1766 Union Street, Schenectady, NY 12309

Revised Date: 7/22/2013

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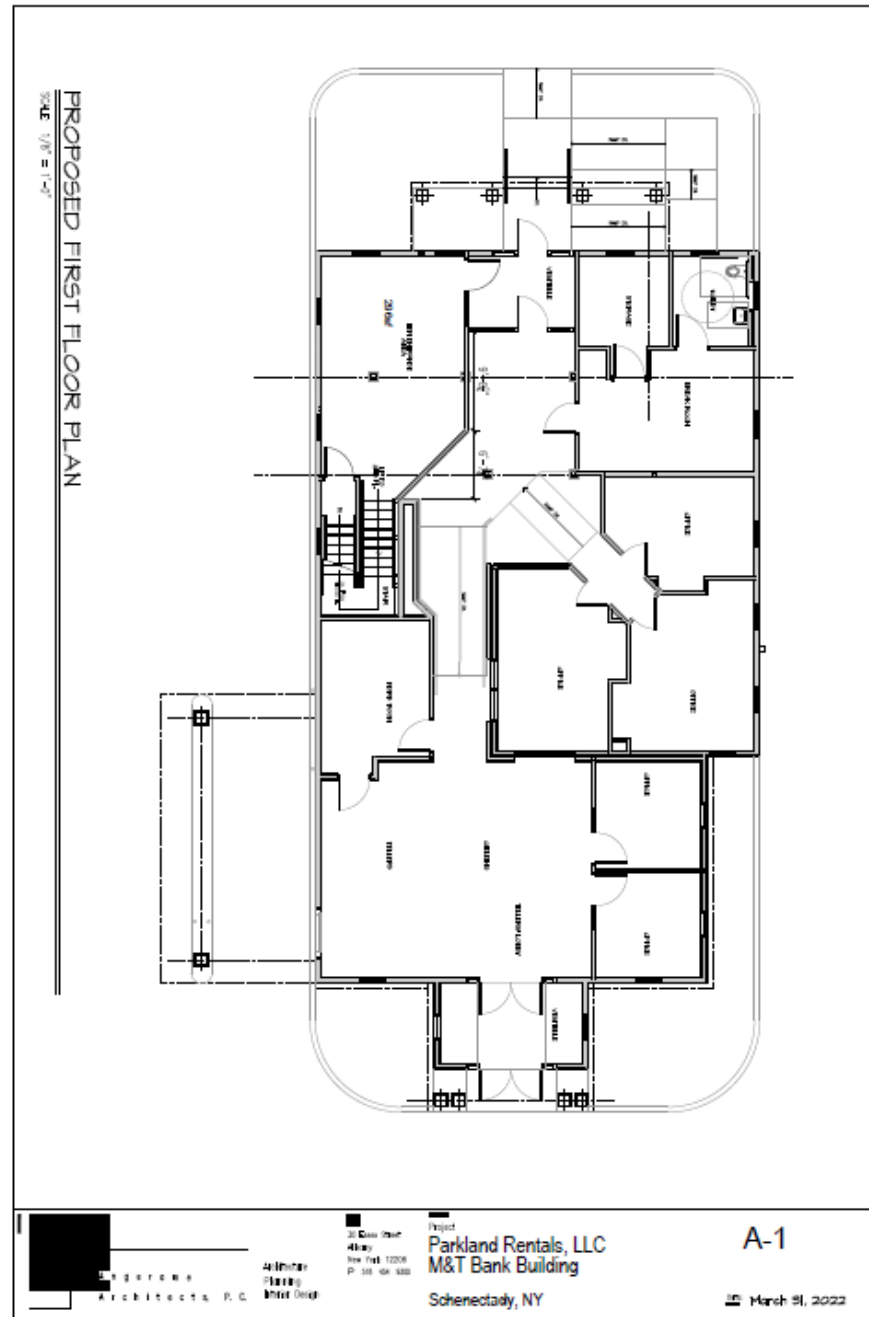
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PROPOSED
FIRST FLOOR
FLOOR PLAN



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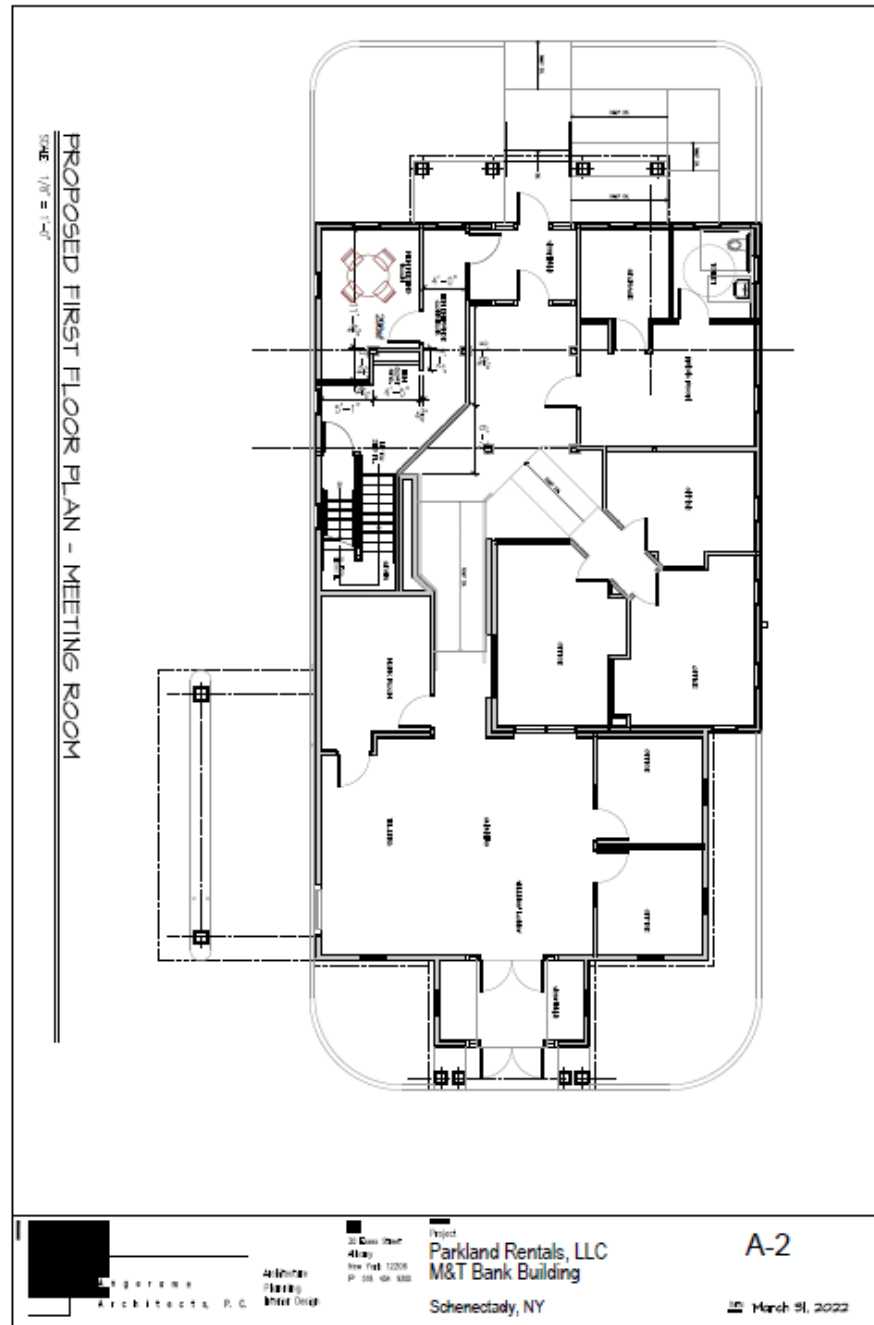
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1766 UNION STREET SCHENECTADY, NY 12309

PROPOSED
FIRST FLOOR
MEETING ROOM
FLOOR PLAN



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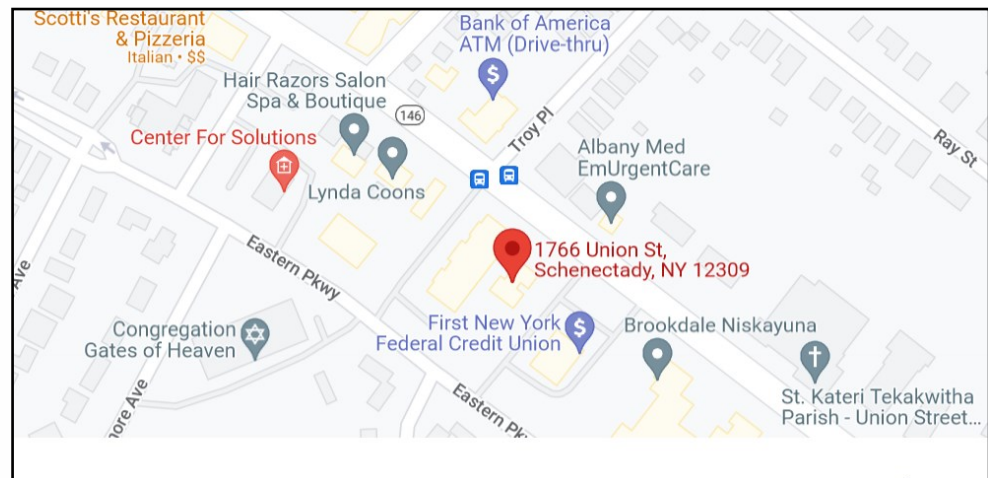
DEMOGRAPHICS

	1 mile	3 miles
Population	11,167	88,205
Households	4,652	35,974
Median Age	41.20	37.90
Median HH Income	\$97,633	\$60,442
Daytime Employees	4,124	41,361
Population Growth '21 - '26	▲ 0.82%	▲ 0.76%
Household Growth '21 - '26	▲ 0.71%	▲ 0.72%

TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Union St	Cornelius Ave SE	15,771	2018	0.10 mi
Union St	Van Antwerp Rd SE	10,604	2018	0.10 mi
Balltown Rd	Ray St N	10,600	2018	0.30 mi
Union St	Oregon Ave NW	11,283	2020	0.30 mi
Union St	Balltown Rd SE	17,671	2018	0.34 mi
Balltown Rd	Eastern Pkwy N	12,400	2018	0.42 mi
Crosstown Connecti...	Balltown Rd E	29,435	2020	0.43 mi
Union St	N Country Club Dr ...	15,092	2018	0.56 mi
Crosstown Connecti...	Balltown Rd W	23,181	2020	0.57 mi
N Brandywine Ave	Eastern Ave SW	10,683	2020	0.92 mi

LOCATION



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