

**SUBLEASE  
OPPORTUNITY**

# 210 Washington Ave Extension

**Albany, NY**



## FEATURES

- 2,357 rsf of beautifully appointed Class A first floor corner office space
- Reception, file room, break room, 2 conference rooms, 4-5 offices
- Directly off main lobby
- 2 story, 20,385 rsf building built in 1998

## ECONOMICS

- Sublease term through 4/30/23, landlord would add term if needed.  
[Motivated to Lease!](#)
- Rent at \$17.50 per rsf per year gross lease
- Tenant only pays for taxes and operating expenses INCREASES over base year 2018. Landlord pays for utilities and janitorial services.

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

Douglas Marr, CCIM  
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(518) 462-7491 x 204 office  
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### **LOCATION & AMENITIES**

- Across from Home Depot
- One mile from I-87 and I-90 exchanges
- Close to Western Ave, SUNY, Rt 155, Fuller Road
- Deli and Daycare within a short walk
- Nearby Crossgates, Styvesant Plaza & multitude of other retail stores
- City of Albany's Pine Bush District
- Nearby walking trails

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### PHOTO GALLERY



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MAPS



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