

**FOR
LEASE**

21 EVERETT RD EXT

ALBANY, NEW YORK

PROFESSIONAL OFFICE SPACE



1,808 SF OFFICE SUITE*

FORMER LAW FIRM
4 PRIVATE OFFICES
CONFERENCE ROOM & RECEPTION
SHARED KITCHEN

\$14.50 PSF + UTILITIES: \$2,185 /MONTH

2,373 SF OFFICE SUITE*

FORMER LAW FIRM
4-5 PRIVATE OFFICES
CONFERENCE & BREAKROOM

\$14.50 PSF + UTILITIES: \$2,867 /MONTH

2,727 SF OFFICE SUITE

5 PRIVATE OFFICES
2 CONFERENCE ROOMS

\$14.50 PSF + UTILITIES: \$3,295 /MONTH

***CAN COMBINE MULTIPLE SUITES FOR UP TO +/-4,200 SF**

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

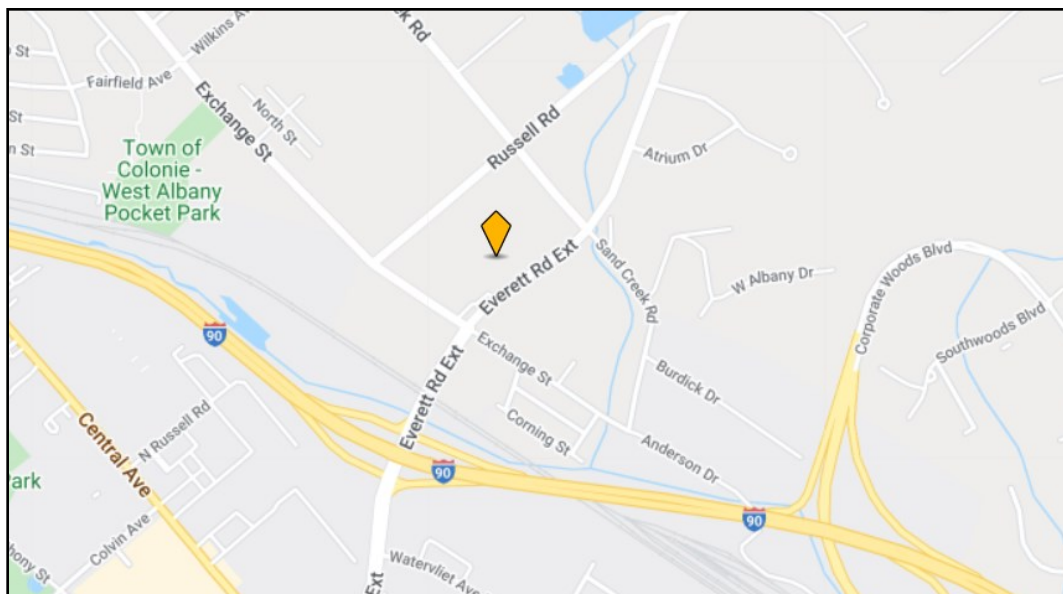
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LOCATION



AMPLE PARKING



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1,808 SF FORMER LAW FIRM



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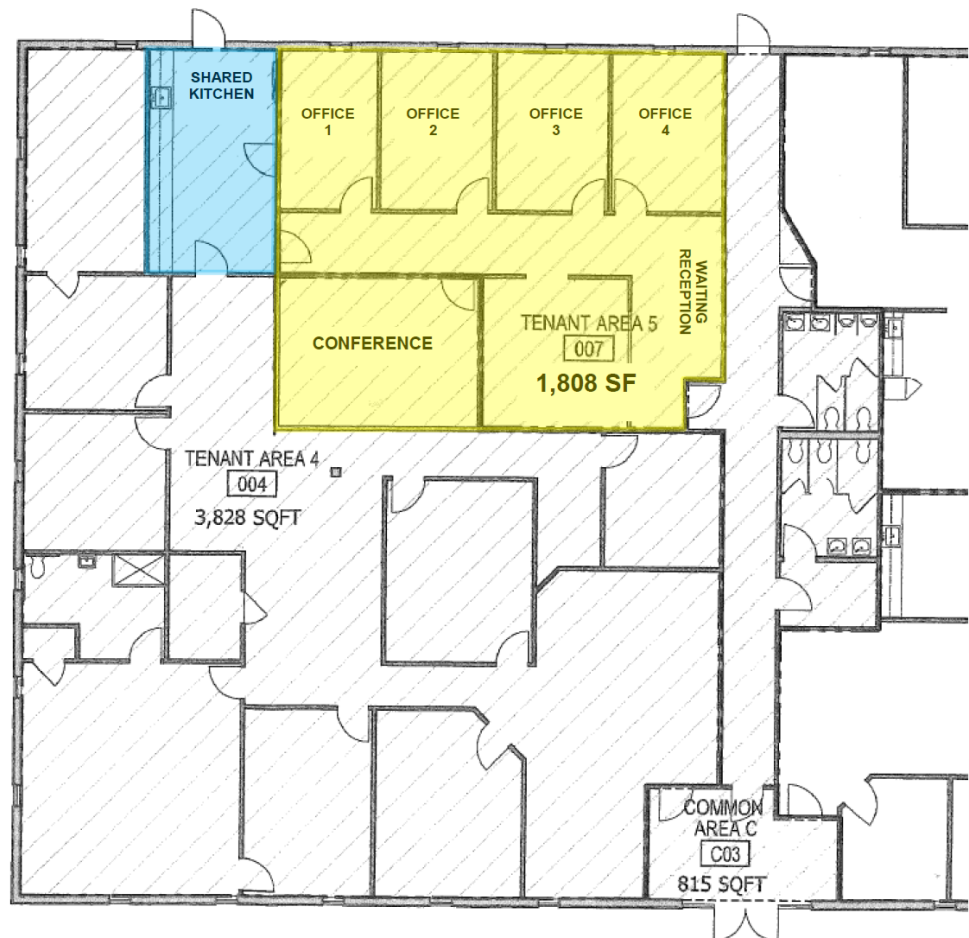
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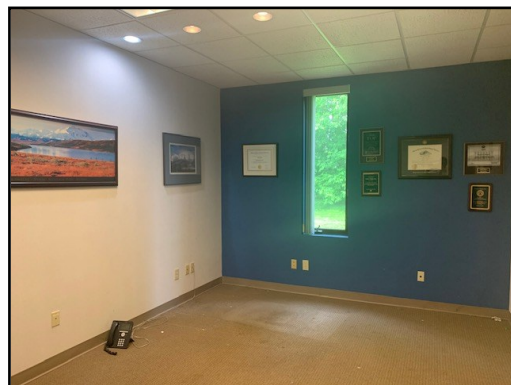
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2,373 SF FORMER LAW FIRM



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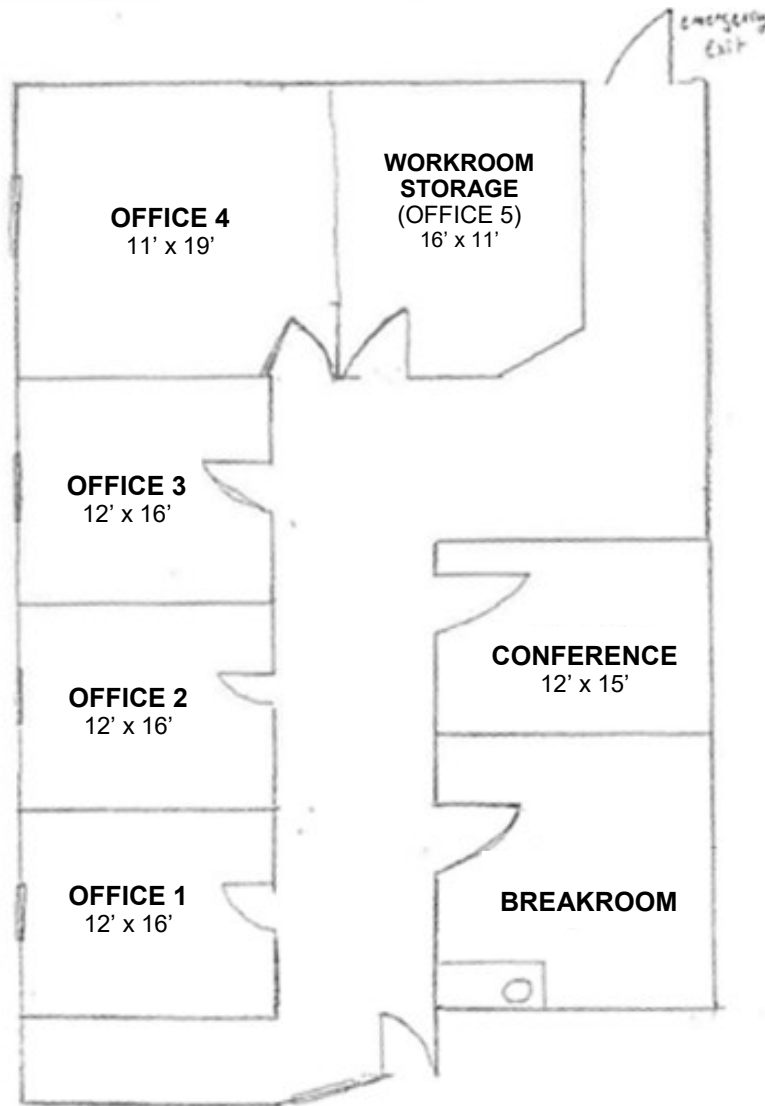
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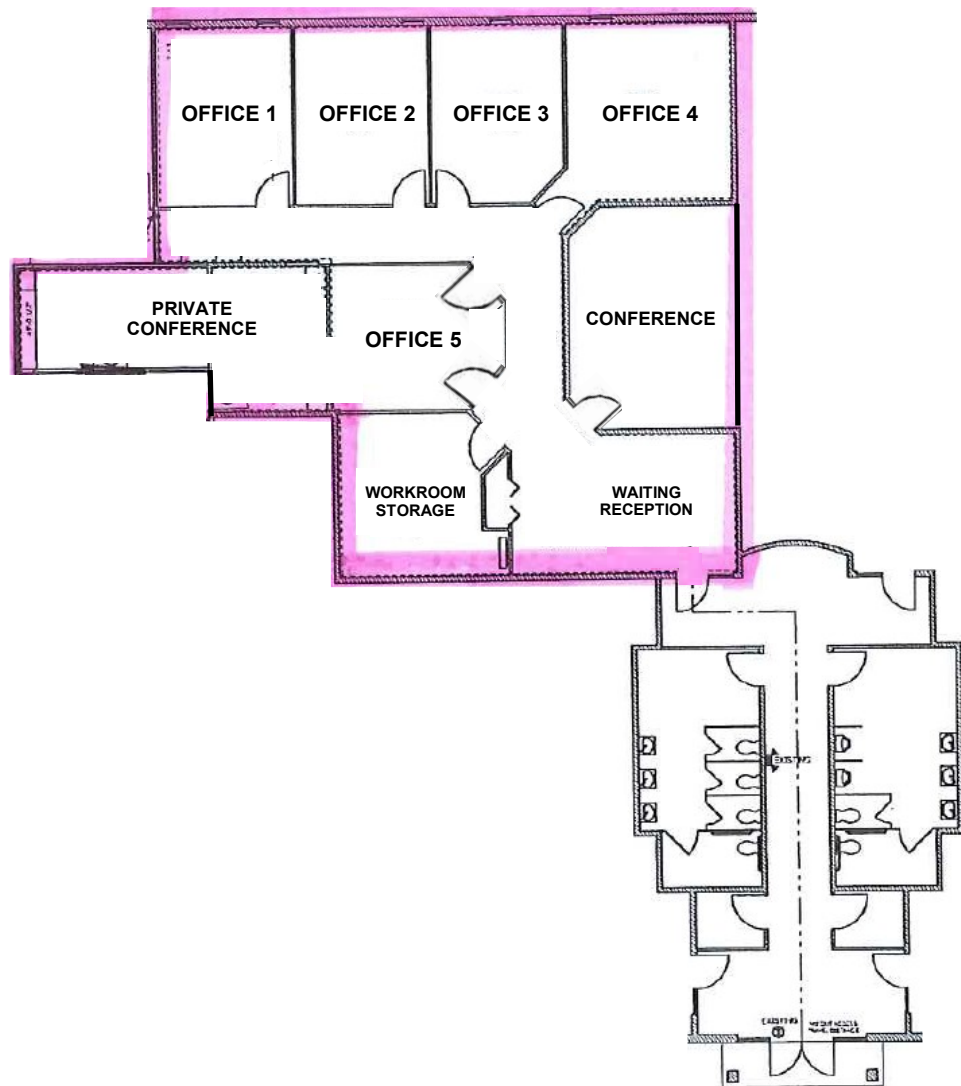
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DEMOGRAPHICS

Population

| | 2 mile | 5 mile | 10 mile |
|----------------------------|--------|---------|---------|
| 2010 Population | 51,973 | 197,187 | 426,572 |
| 2022 Population | 48,258 | 194,193 | 426,898 |
| 2027 Population Projection | 47,091 | 191,936 | 424,215 |

Households

| | 2 mile | 5 mile | 10 mile |
|-----------------|--------|--------|---------|
| 2010 Households | 22,088 | 82,882 | 177,471 |
| 2022 Households | 20,451 | 81,769 | 177,597 |

Income

| | 2 mile | 5 mile | 10 mile |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$77,616 | \$80,475 | \$91,093 |
| Median Household Income | \$55,498 | \$61,536 | \$70,492 |

Housing

| | 2 mile | 5 mile | 10 mile |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$221,943 | \$218,462 | \$233,596 |
| Median Year Built | 1949 | 1954 | 1959 |

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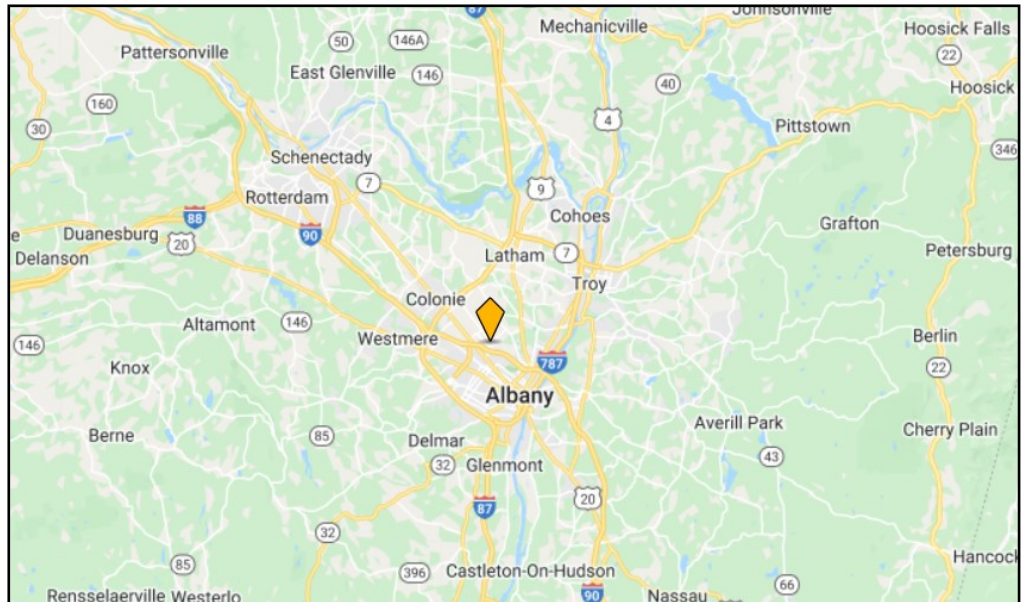
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EASY
ACCESS
TO
HIGHWAYS



PROACTIVE
ON-SITE
OWNERSHIP



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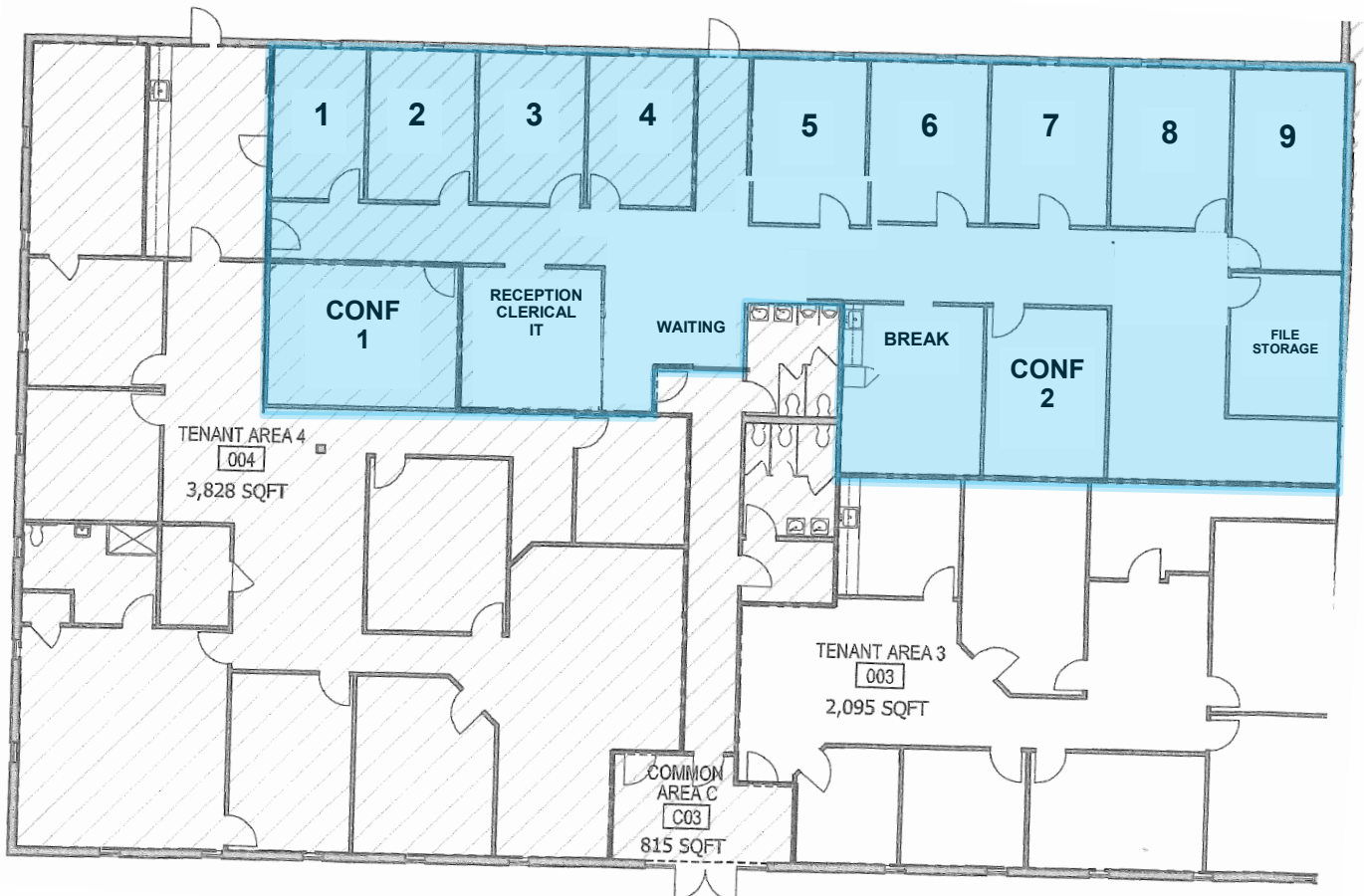
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+/-4,200 SF OFFICE SUITE



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