

FOR  
LEASE

# 32 RUSSELL ROAD

ALBANY, NY



## **OFFICE SPACE FOR LEASE**

**UP TO 28,210 SF AVAILABLE**

AMPLE FREE PARKING

WILL BUILD-TO-SUIT

ADA ACCESSIBLE

GREAT LOCATION RIGHT OFF OF CENTRAL AVE

SECONDS FROM I-90 ON/OFF RAMP

SURROUNDED BY RESTAURANT, BANKS, SHOPPING, AND MORE!

**FOR LEASE**

**\$14.50 PSF**  
PLUS UTILITIES

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Rudy R. Lynch, CCIM**  
Associate Real Estate Broker  
(518) 337-3705  
[Rudy@CarrowRealEstate.com](mailto:Rudy@CarrowRealEstate.com)



Adding Value Through Professional Real Estate Services

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## MAIN LEVEL SPACE

**3,875 USF / 4,002 RSF**

Ample on-site surface parking

Daily janitorial included in base rent

Tenant is responsible for pro-rata utilities

Directly off of main lobby

Landlord will build to suit

- (5) Private Offices
- Conference Room
- Bull-pen area
- Private Restrooms
- First Floor Front Corner Suite

Directly next door to Westgate Shopping Plaza

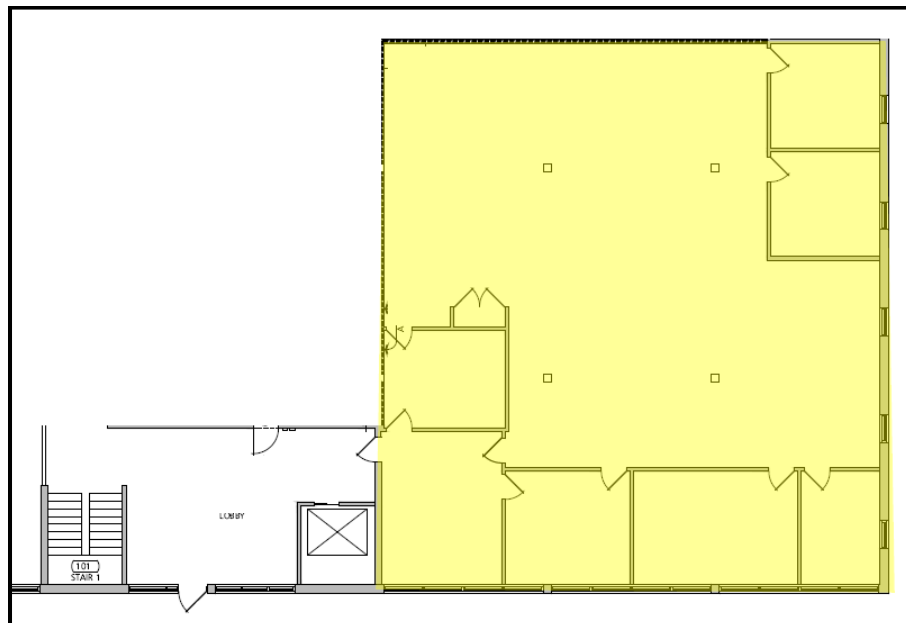
1/4 mile to I-90 Everett Road Exit

3.5 miles to Albany Nanotech Institute

Close proximity to multiple retail amenities

***\$14.50 PSF plus utilities***

## FLOOR PLAN



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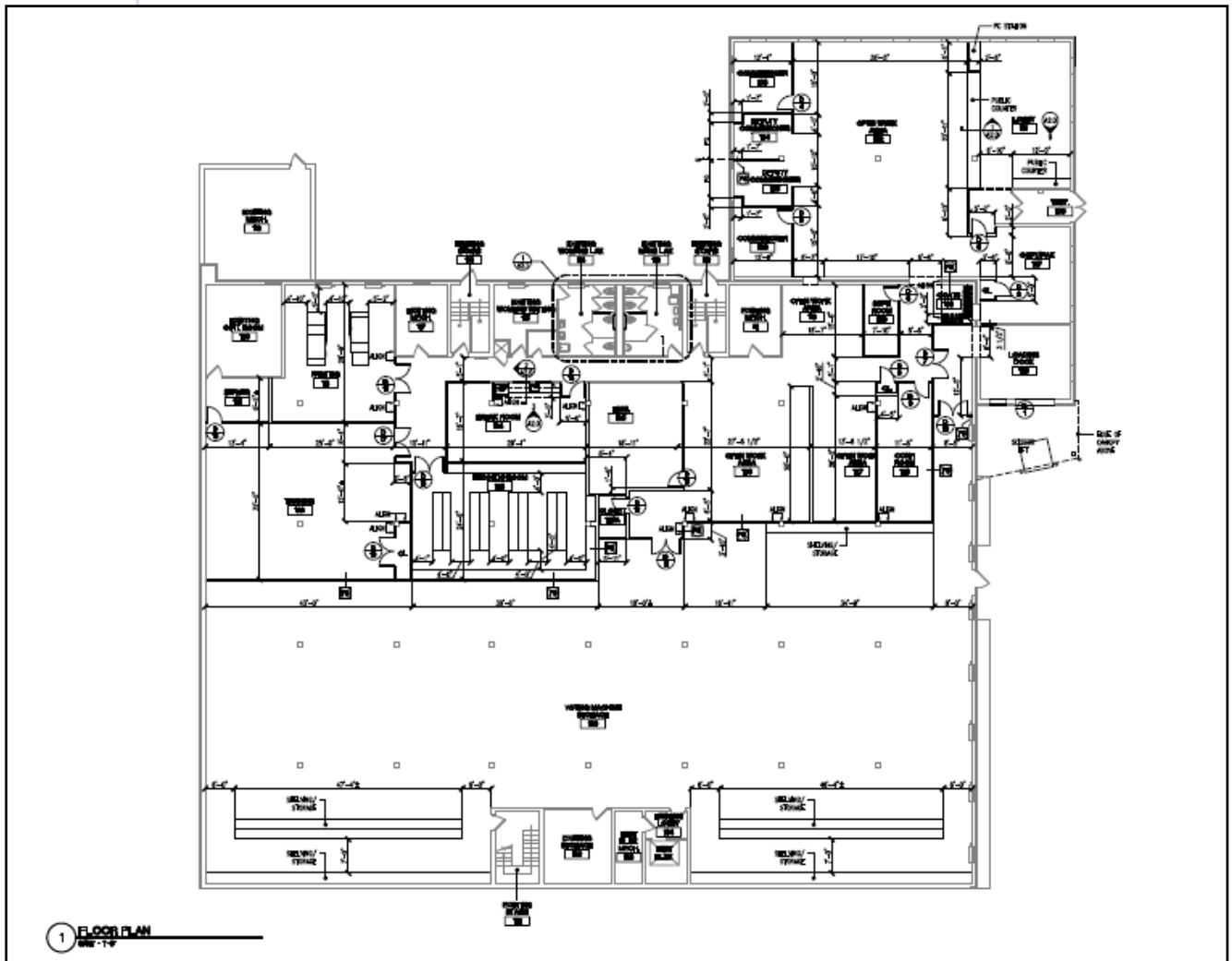
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GROUND  
LEVEL  
SPACE

24,208 SF



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## BUILDING SPECIFICATIONS

- Multi-Tenant Professional Office Building
- 65,309 Total Gross Square Feet
- 61,448 Rentable Square Feet
- 2.80 Acres
- Built in 1960
- Three Stories with 1,600 Square Foot Penthouse Apartment
- Steel Frame and Masonry Construction
- Rubber Roof
- Municipal Water & Sewer
- (1) Passenger Elevator
- 3 Phase / 208 Volt Electrical Service
- Central Heating and Cooling: New Chiller 2016
- 246 On-Site Surface Parking Spaces (4:1 Parking Ratio)

## LOCATION DESCRIPTION

- Directly Next Door to Westgate Shopping Plaza, Price Chopper Supermarket and Home Depot
- 1/4 mile to I-90 Everett Road Exit
- Easy I-87 and I-90 Access
- 3.5 miles to Albany Nanotech Institute
- 10 Minutes to Albany International Airport
- Located Directly on Public CDTA Bus Route

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## AREAL VIEW



## DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2018 Total Population:	114,066	190,693	432,130
2023 Population:	114,513	191,754	435,287
Pop Growth 2018-2023:	0.39%	0.56%	0.73%
Average Age:	37.10	38.20	39.30
Households			
2018 Total Households:	47,187	79,900	179,624
HH Growth 2018-2023:	0.37%	0.59%	0.75%
Median Household Inc:	\$53,184	\$55,752	\$63,137
Avg Household Size:	2.20	2.20	2.30
2018 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$204,881	\$207,546	\$214,745
Median Year Built:	1950	1955	1959

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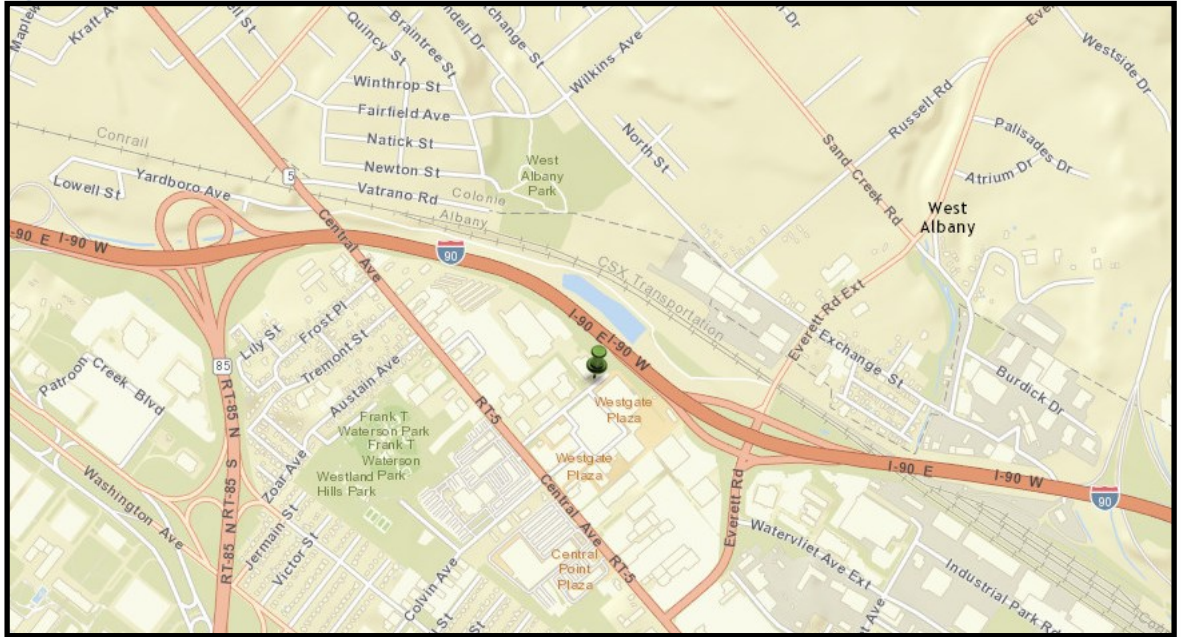


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## LOCATION



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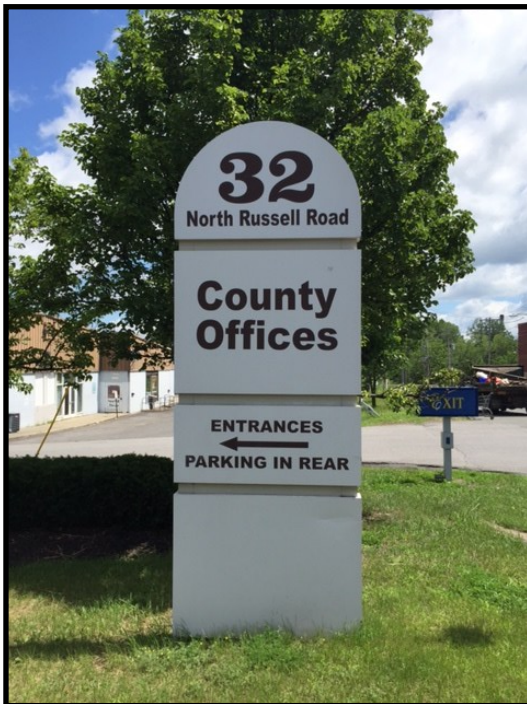
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## PHOTOS



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