

**FOR
LEASE**

40-50 BEAVER STREET

ALBANY, NEW YORK

DOWNTOWN ALBANY, NY CLASS A OFFICE



SPACE AVAILABLE RANGING FROM 1,600 SF TO 20,050 SF

STEPS FROM CAPITAL BUILDINGS & MVP CENTER

UNIQUE OFFICE SPACE WITH EXPOSED BRICK & HIGH CEILINGS

BREATHTAKING VIEWS OF CITY SKYLINE & HUDSON RIVER

EASY ACCESS TO I-90 AND I-787

INTERIOR GARAGED PARKING AVAILABLE

FITNESS CENTER ACCESS AT ADJACENT BUILDING

NUMEROUS DINING & SHOPPING AMENITIES NEARBY

PROFESSIONAL PROPERTY MANAGEMENT IN PLACE

WILL SUBDIVIDE AND BUILD-TO-SUIT

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

KYLE J. BRADLEY, CPA

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AVAILABLE FOR LEASE

\$18.50 PSF

***MODIFIED GROSS PLUS UTILITIES
DAILY JANITORIAL INCLUDED***



Adding Value Through Professional Real Estate Services

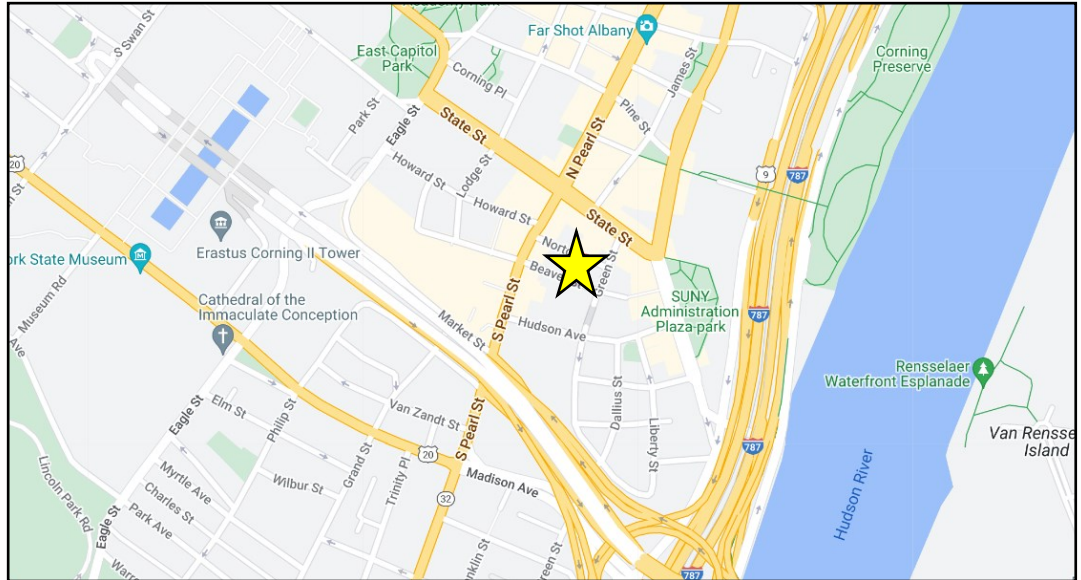
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LOCATION



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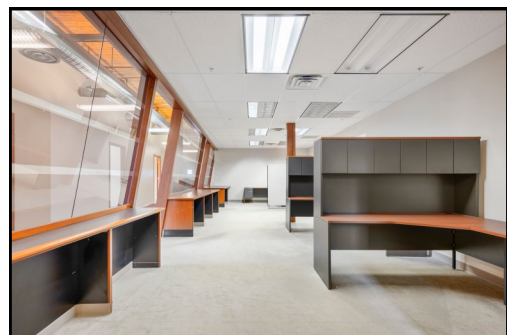
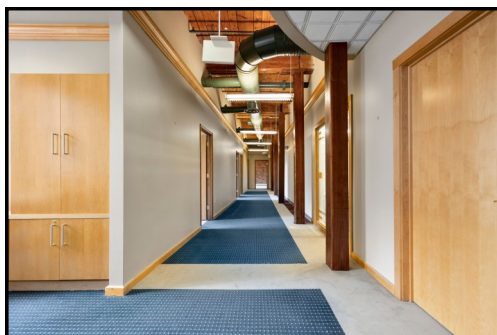
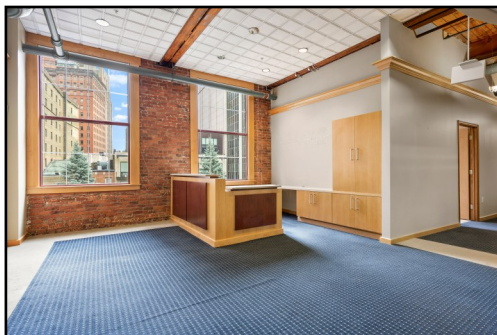
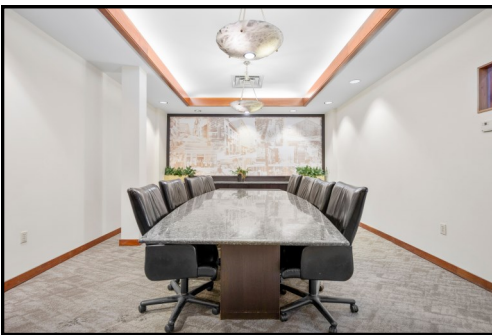
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**40 BEAVER
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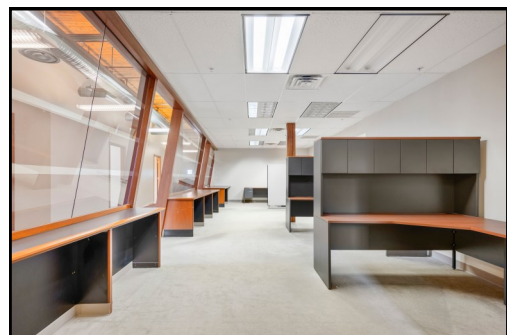
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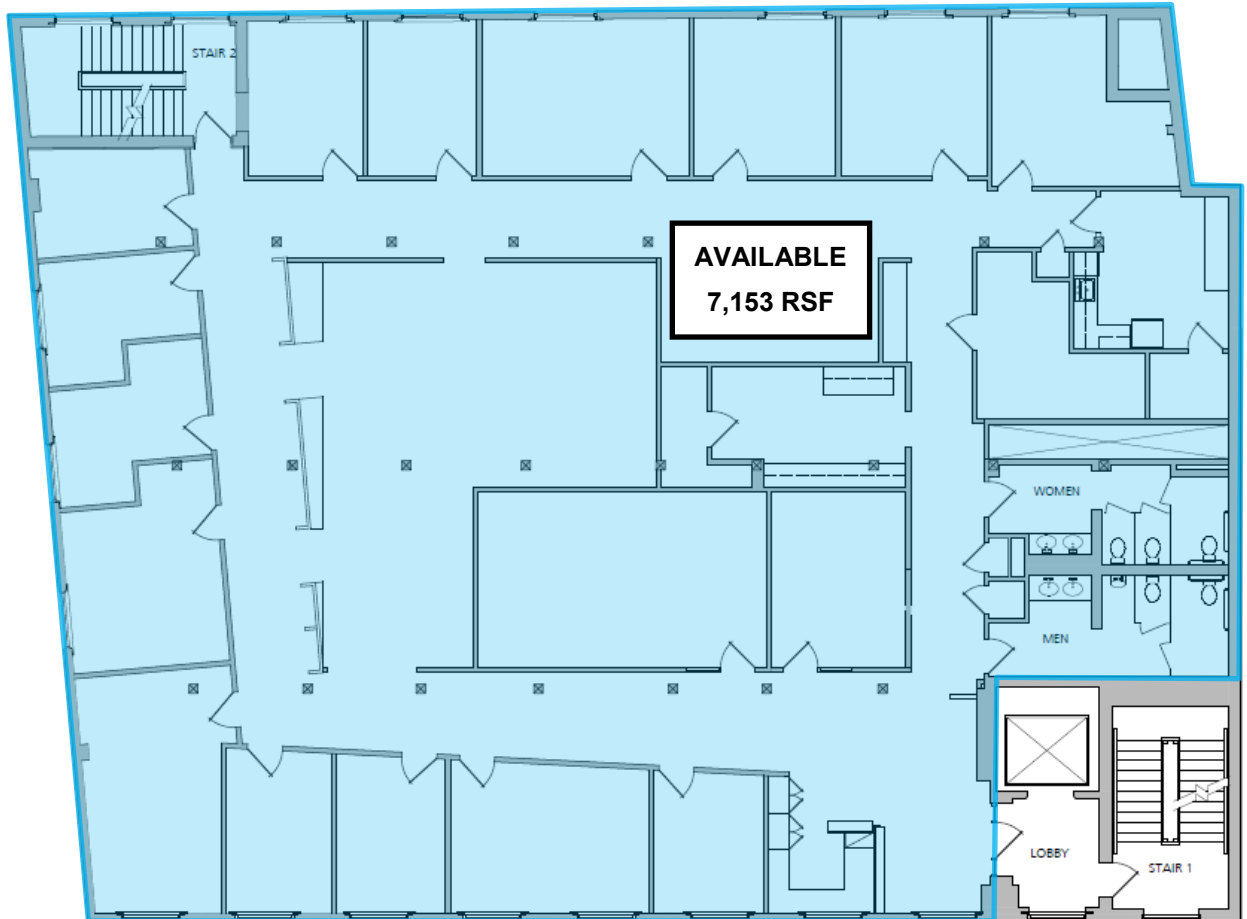
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40-50 BEAVER STREET

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**FLOOR PLANS
40 BEAVER
STREET**



4TH FLOOR PLAN
SCALE: NONE 05/29/24

40 BEAVER STREET
ALBANY, NY

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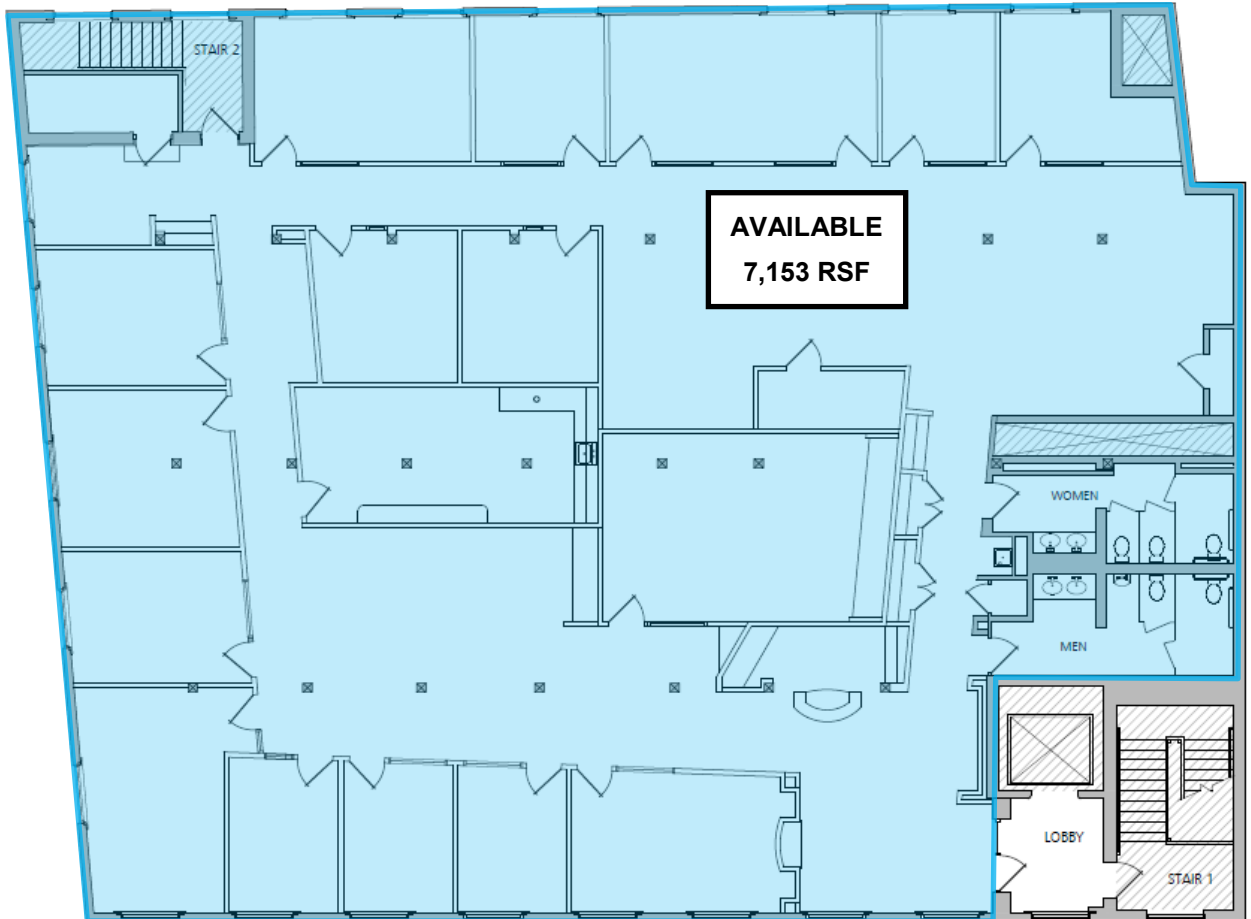
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**FLOOR PLANS
40 BEAVER
STREET**



5TH FLOOR PLAN
SCALE: NONE 05/29/24

40 BEAVER STREET
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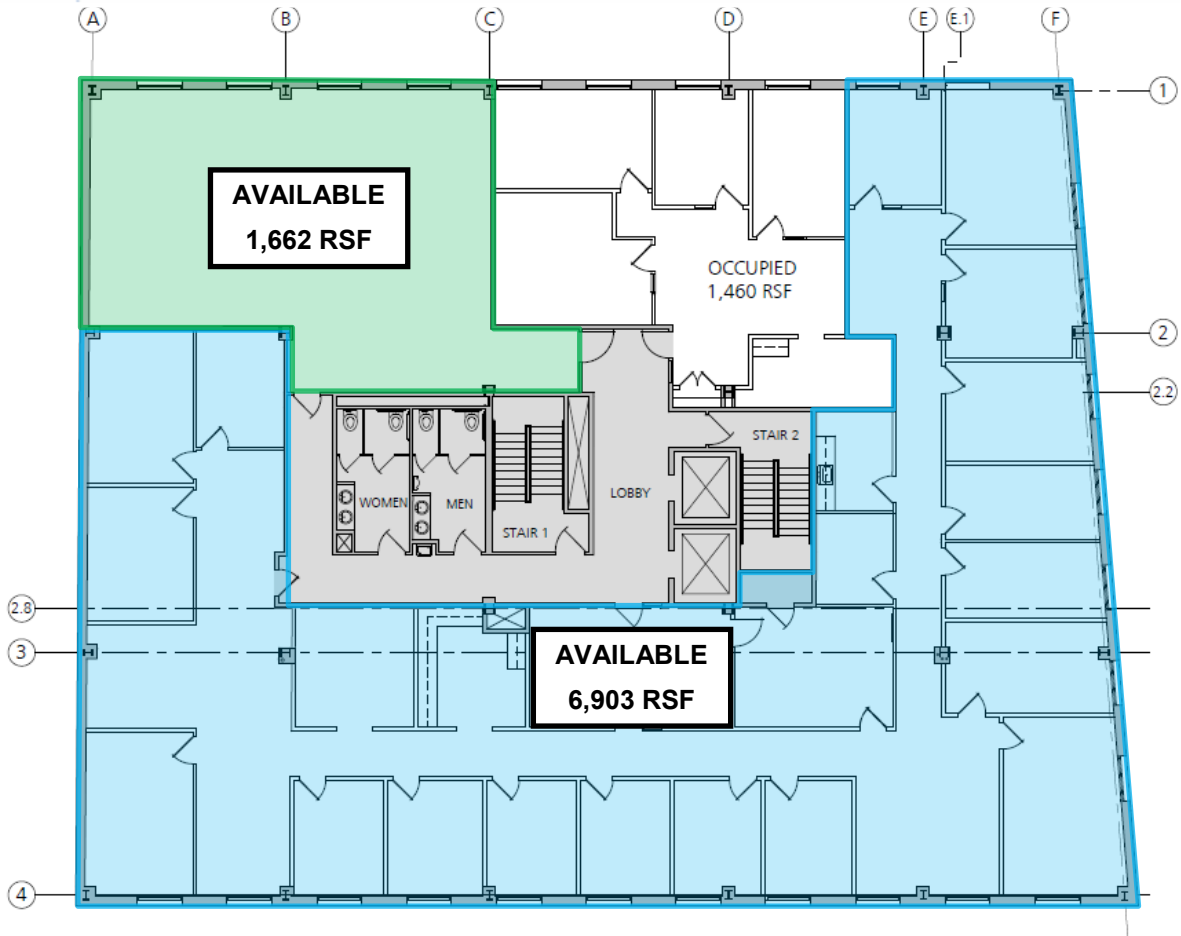
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**FLOOR PLANS
50 BEAVER
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2ND FLOOR PLAN
SCALE: 1/16" = 1'-0" 4/15/2022

50 BEAVER STREET
ALBANY, NY

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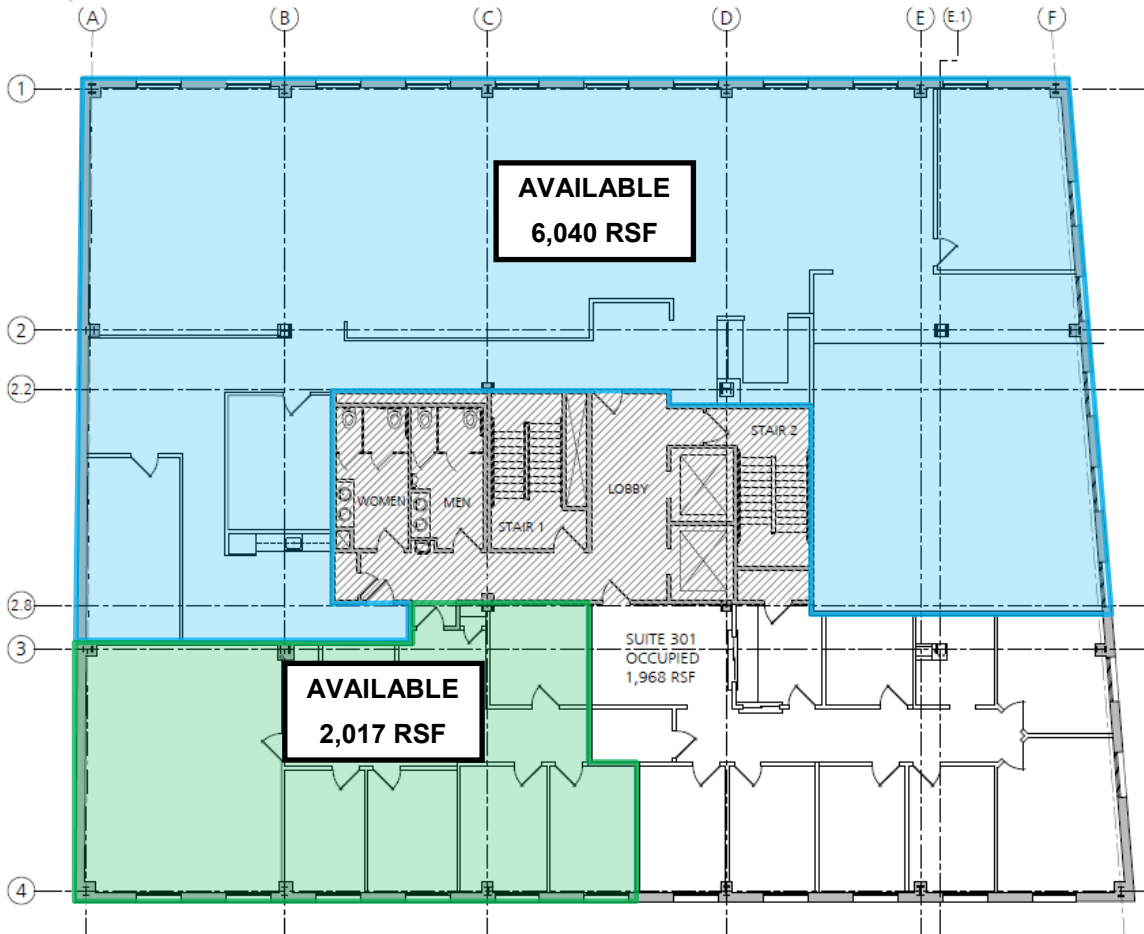
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**FLOOR PLANS
50 BEAVER
STREET**



3RD FLOOR PLAN
SCALE: 1/16" = 1'-0" 4/5/2022

50 BEAVER STREET
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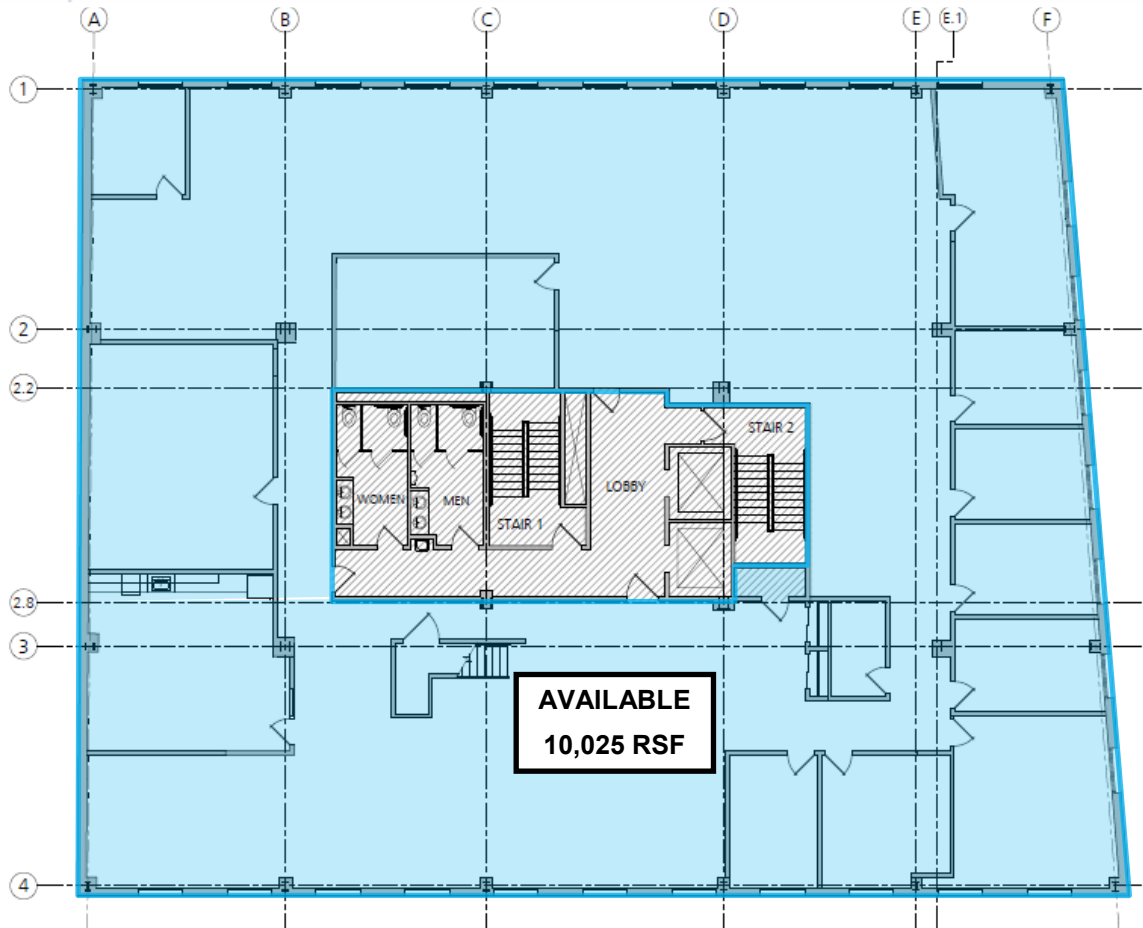
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**FLOOR PLANS
50 BEAVER
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4th FLOOR PLAN
SCALE: 1/16" = 1'-0" 05/06/24

50 BEAVER STREET
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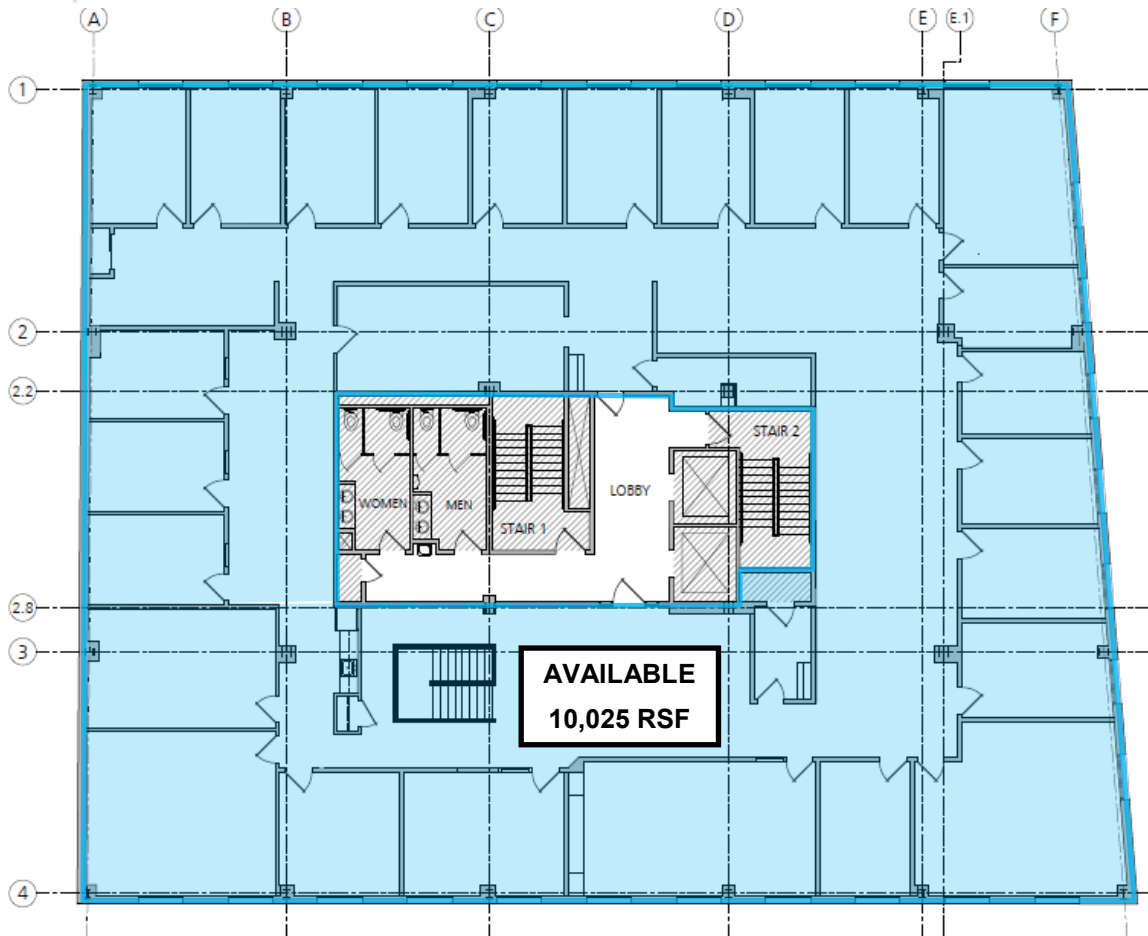
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**FLOOR PLANS
50 BEAVER
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5th FLOOR PLAN
SCALE: 1/16" = 1'-0" 05/06/24

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PARKING



GREEN-HUDSON PARKING GARAGE

864 PARKING SPACES

5 EV CHARGING SPACES

18 HANDICAP SPACES

GATED ACCESS

MONITORED 24/7

TOUCHLESS ENTRY & EXIT

MONTHLY RATES OF \$135

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