

**FOR
LEASE**

418 BROADWAY

ALBANY, NY

DOWNTOWN ALBANY OFFICE SPACE



+/-2,800 SF CREATIVE OFFICE SUITE

LOCATED IN THE HEART OF DOWNTOWN ALBANY
DIRECTLY ACROSS FROM SUNY PLAZA
ENTIRE 2ND FLOOR - AVAILABLE FULLY FURNISHED IF DESIRED
OPEN WORK SPACE WITH (2) PRIVATE OFFICES
LARGE CONFERENCE ROOM, PRIVATE RESTROOMS AND KITCHEN
12' CEILINGS WITH ATTRACTIVE EXPOSED BRICK
ABUNDANT NATURAL LIGHT AND SPECTACULAR VIEWS
EASY ACCESS TO HIGHWAYS
AMPLE ON-SITE PARKING AVAILABLE
DEDICATED SPECTRUM FIBER INCLUDED
OPENPATH SECURITY ACCESS SYSTEM
DIRECTLY ON PUBIC BUS ROUTE

AVAILABLE FOR LEASE

\$3,500 PER MONTH
PLUS UTILITIES & JANITORIAL

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

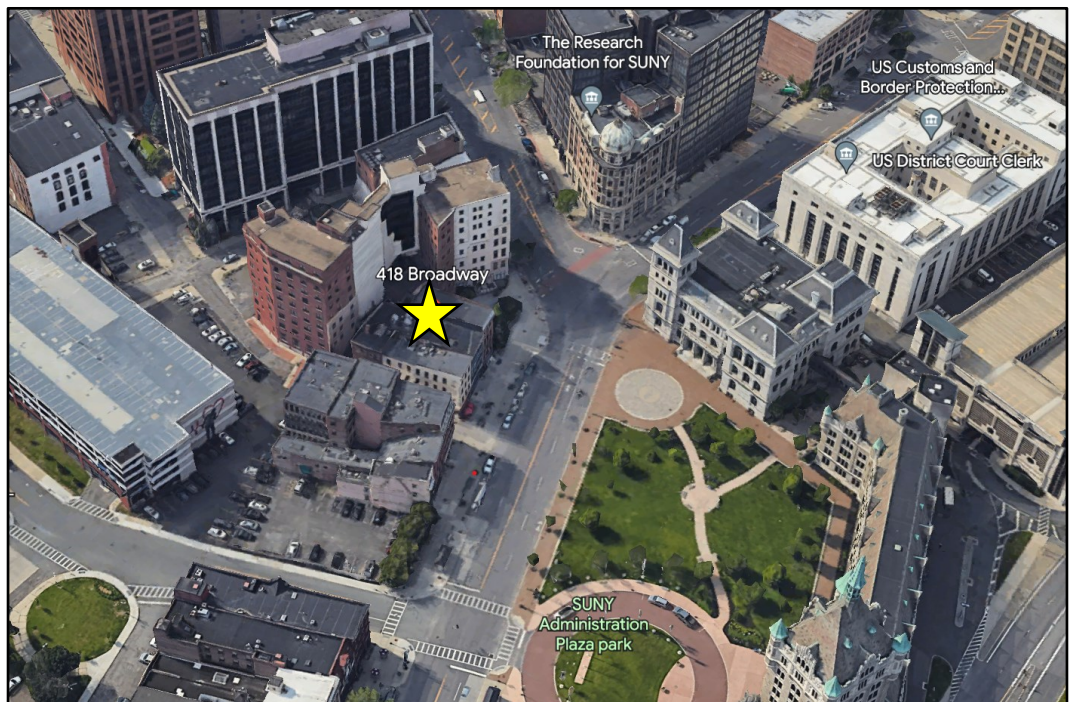
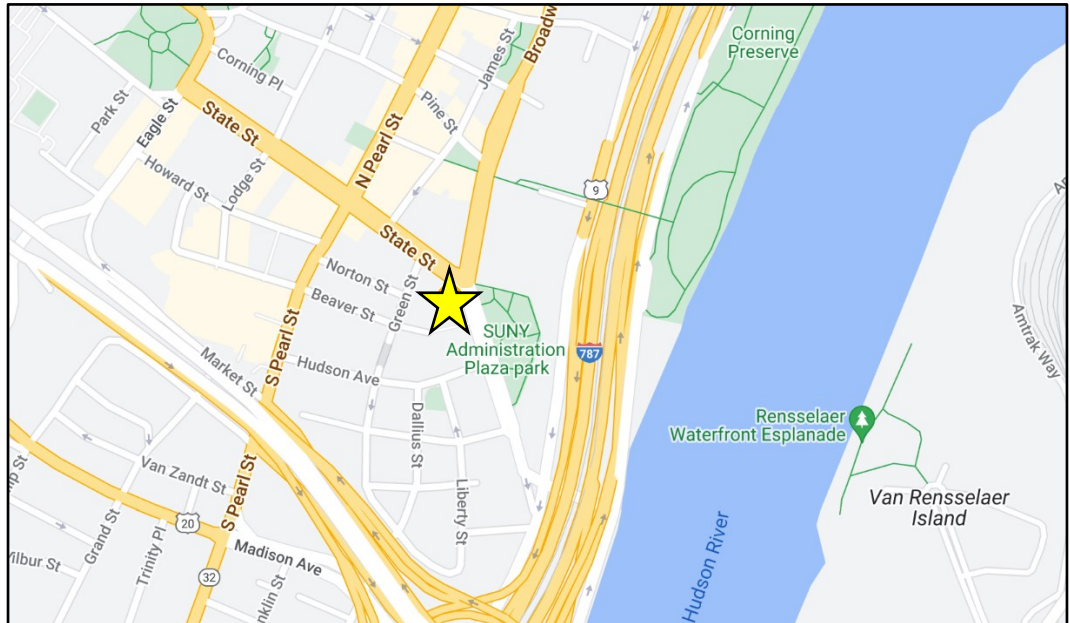
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LOCATION



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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

ADJACENT SURFACE LOT

MONTHLY RATES OF \$150

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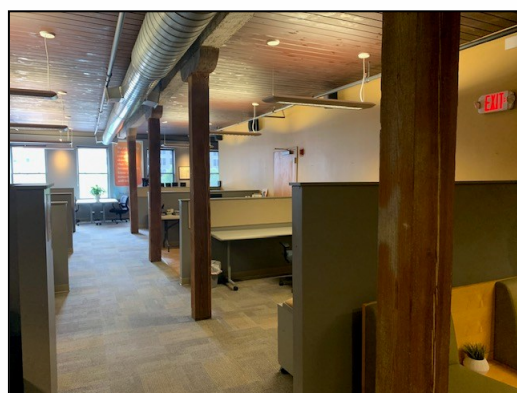
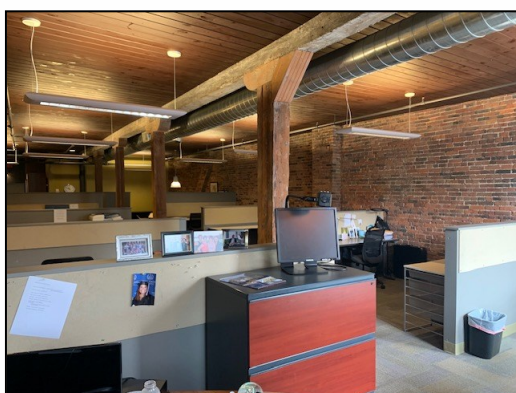
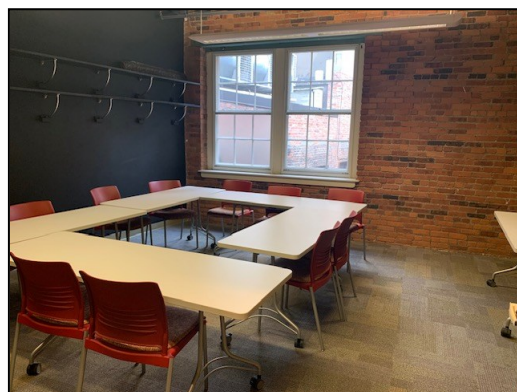
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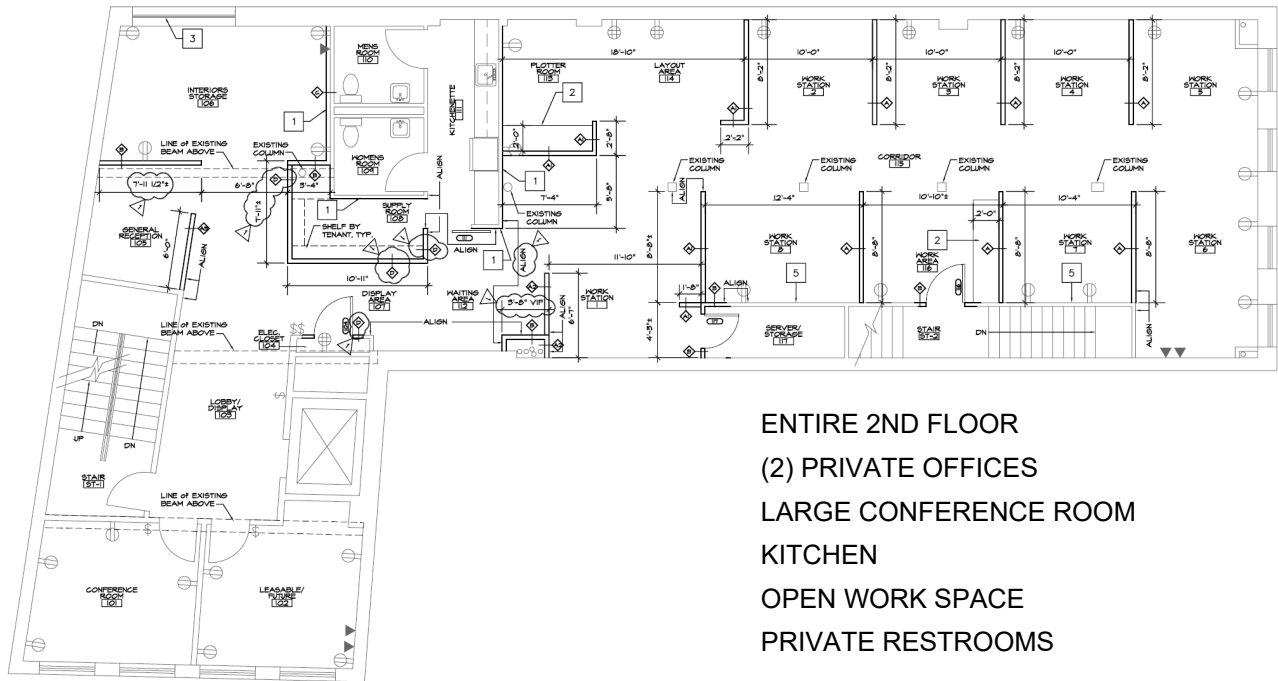
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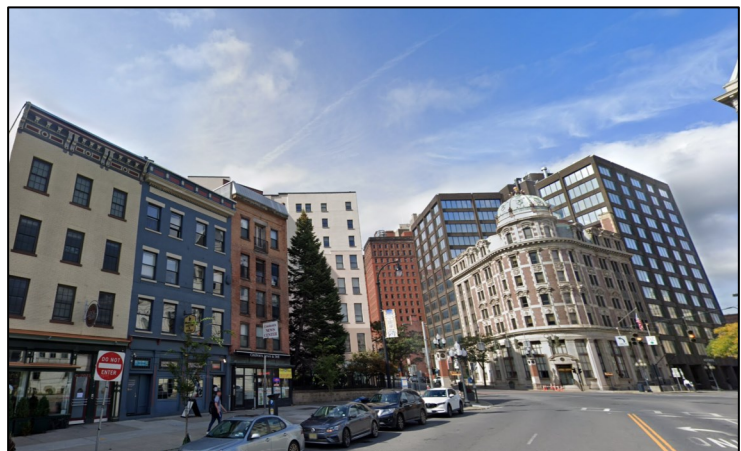
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2ND FLOOR



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(2) PRIVATE OFFICES
LARGE CONFERENCE ROOM
KITCHEN
OPEN WORK SPACE
PRIVATE RESTROOMS



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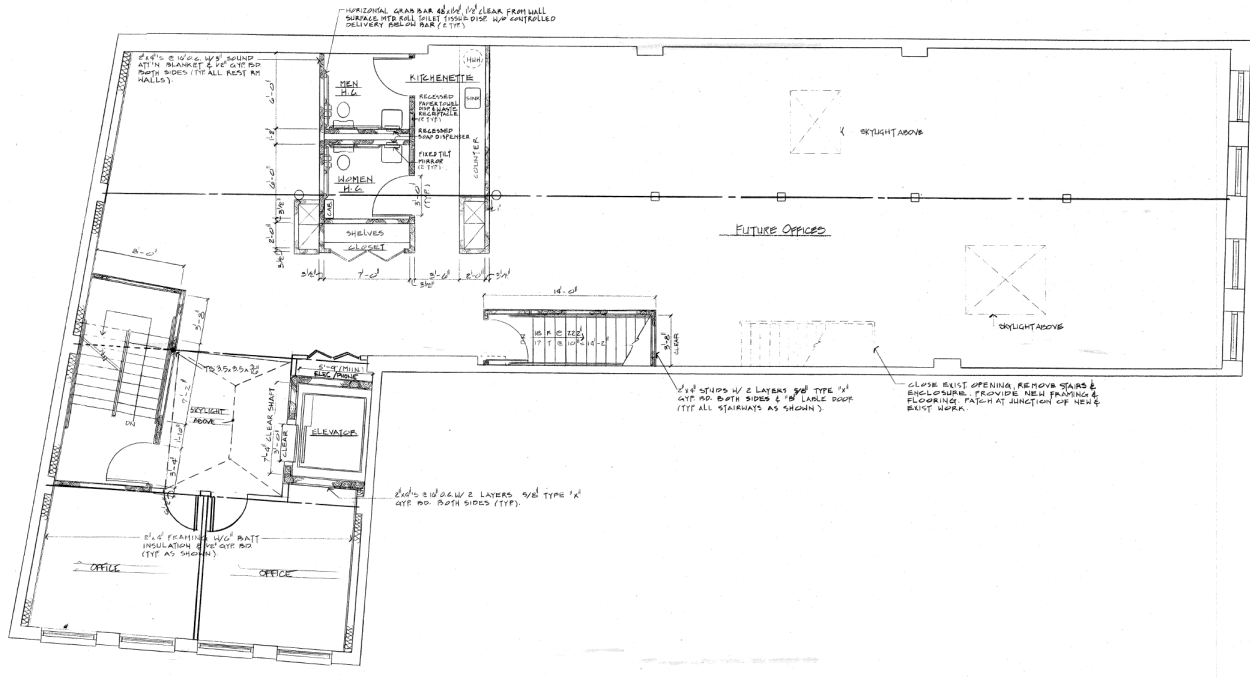
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