

**FOR
LEASE**

501 New Karner Road Colonie, NY



FEATURES

- Financial opportunity from existing tenant sublease
- New lease directly with property landlord with flexible term
- Multiple space sizes and configurations from 2,400 – 25,000 square feet (reference floor plans)
- Professionally appointed office space including board room and training room
- Ample windows
- Walking distance to many retail amenities
- Abundant parking on site

**FOR MORE
INFORMATION
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CONTACT**

Deborah Hoelzli
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(518) 986-6713 cell
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ECONOMICS

- **Free rent through June 1st, 2021**
- Base Rent \$15.95 rsf which includes some tenant fit up
- Tenant pays utilities and increases in base year taxes and operating expenses over base year
- Landlord pays all janitorial services
- Any lease transaction will be directly with Landlord

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FLOOR PLAN SQUARE FOOTAGE OPTIONS

Option	Division Description	Total	I.T	Area 1	Area 2	Area 3	Area 4	Area 5	Board	Training
1	All Space plus adjacent building vacancy	25,000								
2	All Tenant Space (14,265 sf + 4,850 sf across hall)	19,115	3,016	2,892	1,235	1,426	4,276	1,420	2,450	2,400
3	Main Space Only (excl Training & Board Rooms)	14,265	3,016	2,892	1,235	1,426	4,276	1,420		
4	Board Room	2,450							2,450	
5	Training Room	2,400								2,400
6	Board Room & Training Room	4,850							2,450	2,400
7	Areas 4,5	5,696					4,276	1,420		
8	Areas 3,4,5	7,122				1,426	4,276	1,420		
9	Areas 2,3,4,5	8,357			1,235	1,426	4,276	1,420		
10	Areas 1,2,3,4,5	11,249		2,892	1,235	1,426	4,276	1,420		
11	Areas 1,2,3	5,553		2,892	1,235	1,426				
12	Areas I.T., 1	5,908	3,016	2,892						
13	Areas I.T., 1,2	7,143	3,016	2,892	1,235					
14	Areas I.T., 1,2,3	8,569	3,016	2,892	1,235	1,426				

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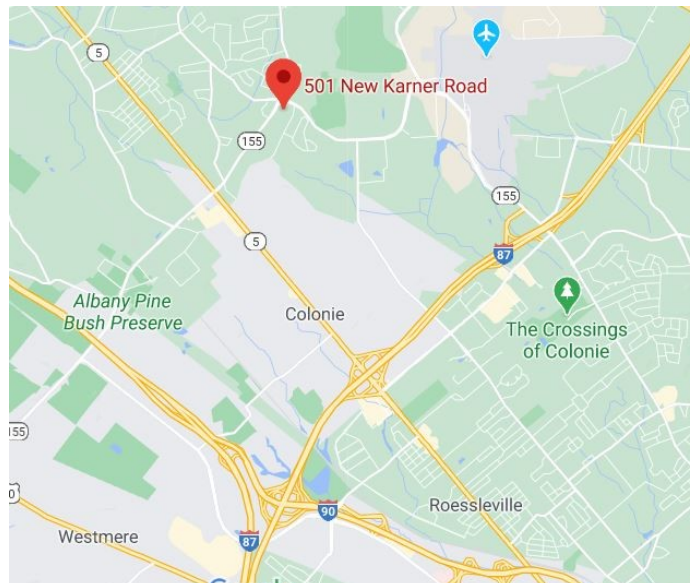
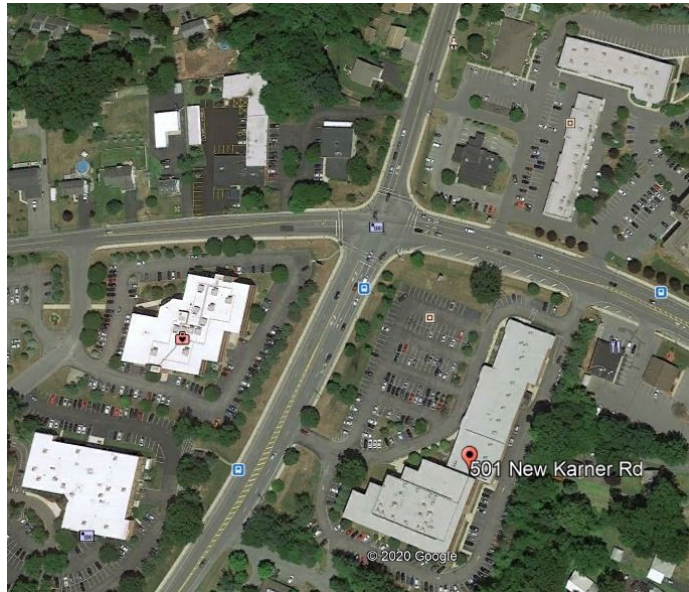
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MAPS



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