

**FOR  
LEASE**

# 677 BROADWAY

ALBANY, NEW YORK

## **DOWNTOWN ALBANY, NY CLASS A OFFICE**



### **SPACE AVAILABLE RANGING FROM 2,500 SF TO 36,000 SF**

DOWNTOWN ALBANY'S MOST PRESTIGIOUS ADDRESS  
HOME TO 677 PRIME: UPSTATE NY'S PREMIER STEAKHOUSE  
EASY ACCESS TO I-90 AND I-787  
AMPLE ON-SITE GARAGED PARKING  
PRIVATE BALCONIES WITH BREATHTAKING VIEWS  
HEATED SIDEWALKS  
24/7 SECURITY  
NEW PROACTIVE OWNERSHIP  
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

**AVAILABLE FOR LEASE**  
**INQUIRE FOR PRICING**



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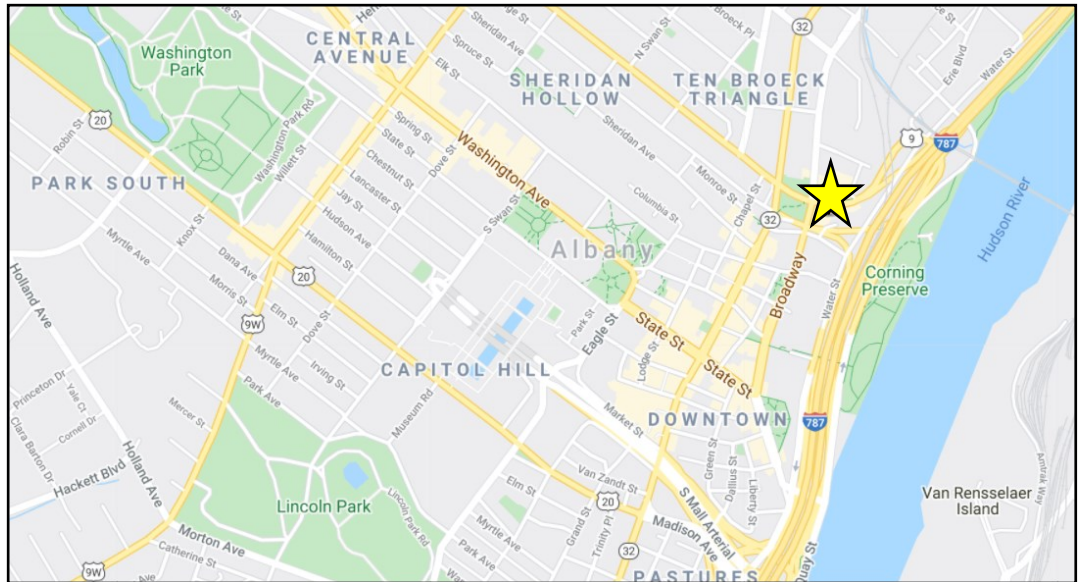
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## LOCATION



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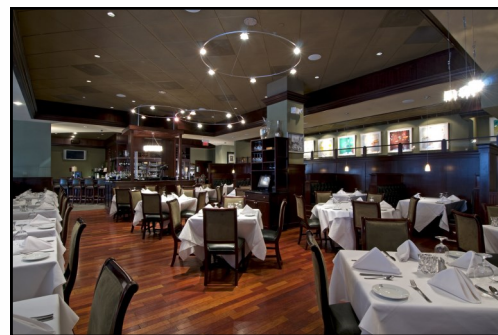
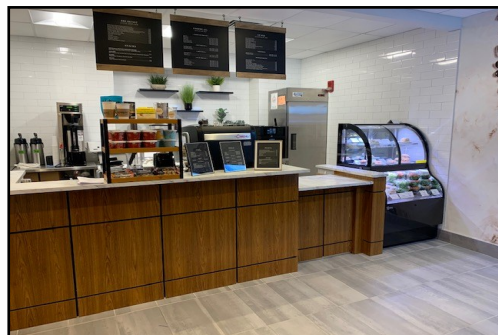
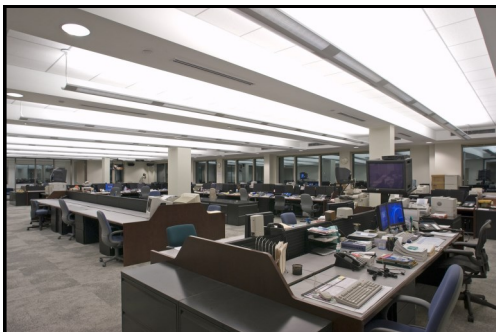
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**SPACE  
AVAILABILITY**

12	 <b>STEWART PARTNERS</b> GLOBAL ADVISORY	 <b>HARRIS BEACH</b> ATTORNEYS AT LAW	 <b>Altria</b>
11	 <b>HARRIS BEACH</b> ATTORNEYS AT LAW		
10	 <b>NIXON PEABODY</b>		
9	<b>JacksonLewis</b>		
8	AVAILABLE 3,281 SF	 <b>PINE STREET CAPITAL</b> PARTNERS	<b>LEMERYGREISLERLLC</b> ATTORNEYS AT LAW
7	 <b>Garfunkel Wild</b>	 <b>WOODS OVIATT GILMAN</b>	 <b>INDEPENDENT FAMILY OFFICE</b>
6	AVAILABLE 15,641 SF WILL SUBDIVIDE		
5	 <b>NBT BANK</b>		
4	 <b>HodgsonRuss</b> ATTORNEYS		
3	AVAILABLE 15,641 SF WILL SUBDIVIDE		
2	AVAILABLE 2,520 SF	 <b>charles SCHWAB</b>	<b>EVENTS BY 677 PRIME</b>
1	 <b>PRIMROSE</b> café		

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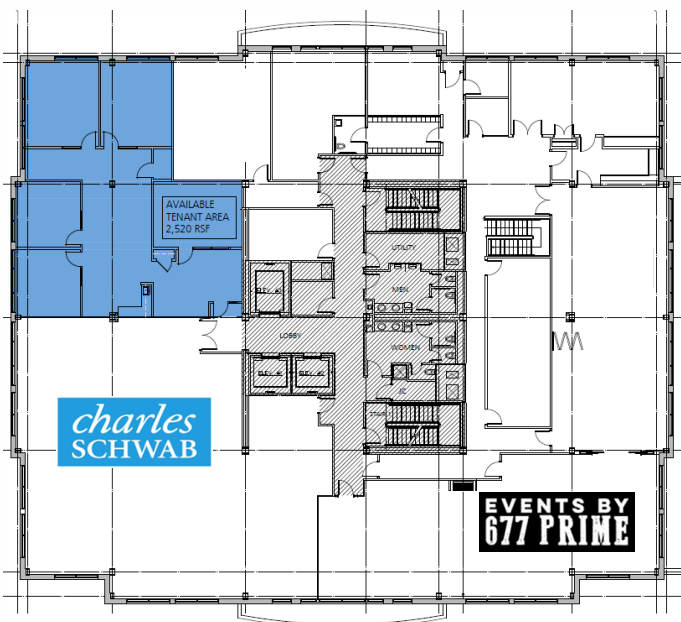
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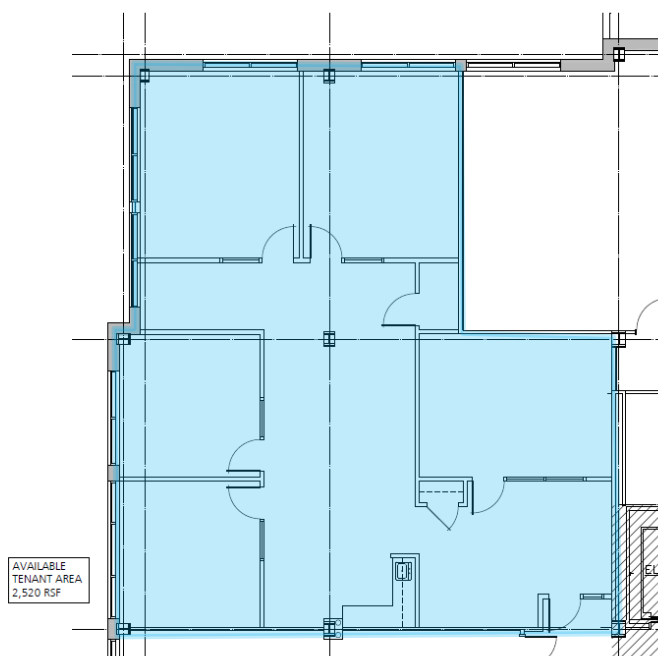
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## 2ND FLOOR 2,520 SF



## 2ND FLOOR EXISTING



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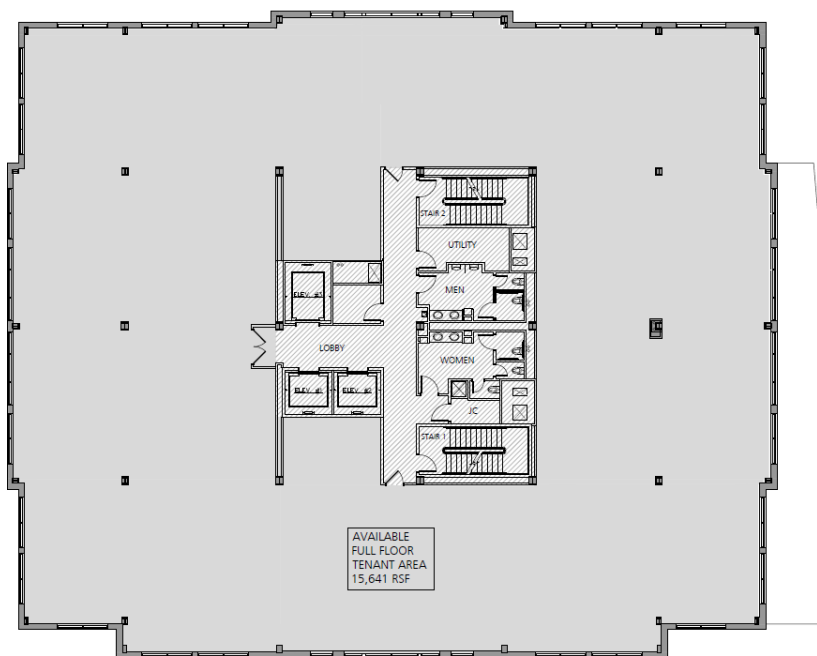
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**3RD FLOOR**  
15,641 RSF

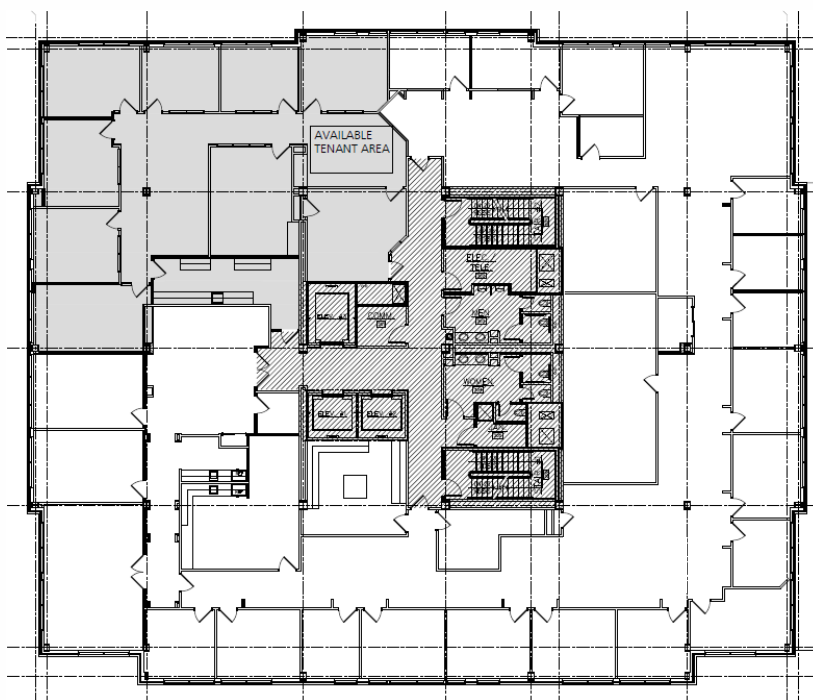
**FULL FLOOR**



**3RD FLOOR**  
EXISTING

**FULL FLOOR**  
15,641 RSF

**SHADED AREA**  
3,764 RSF



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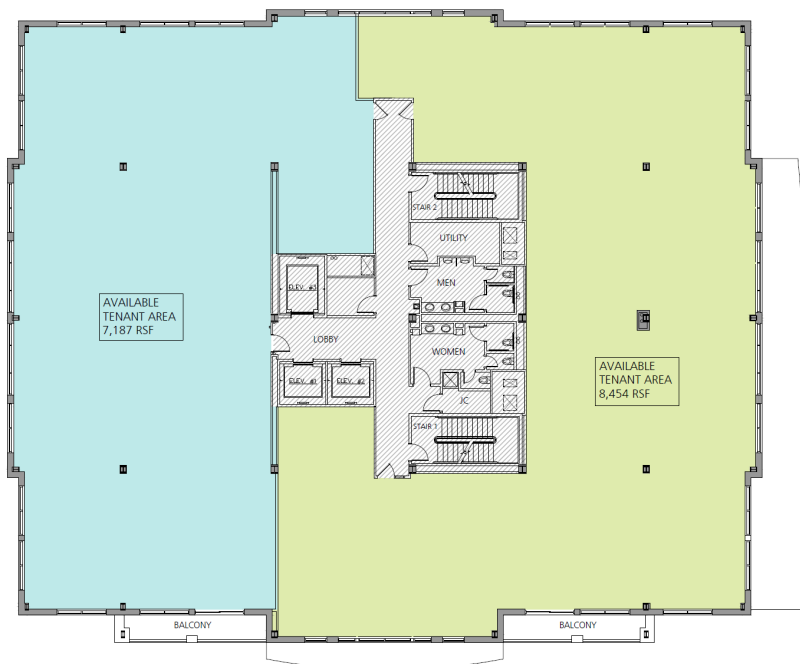
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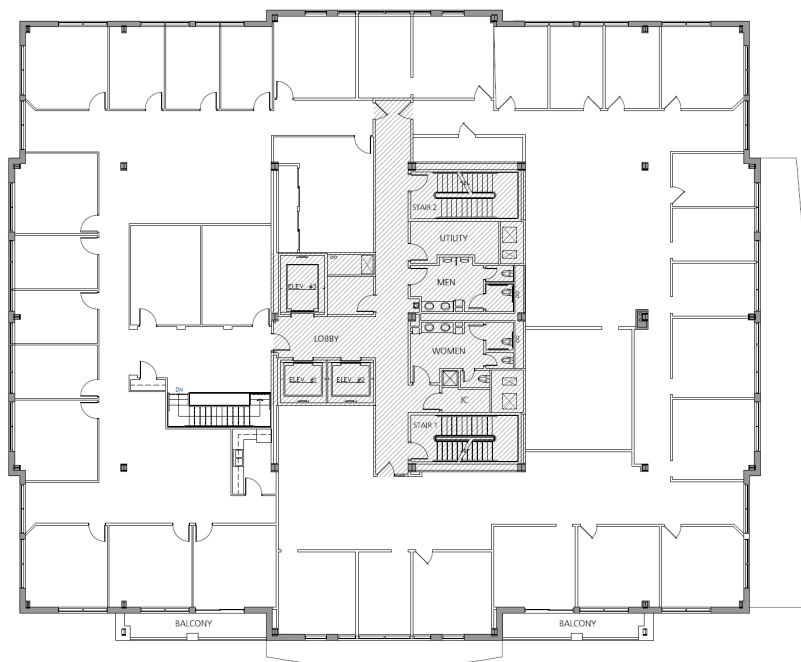
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**6TH FLOOR**  
15,641 RSF

**FULL FLOOR**



**6TH FLOOR**  
EXISTING



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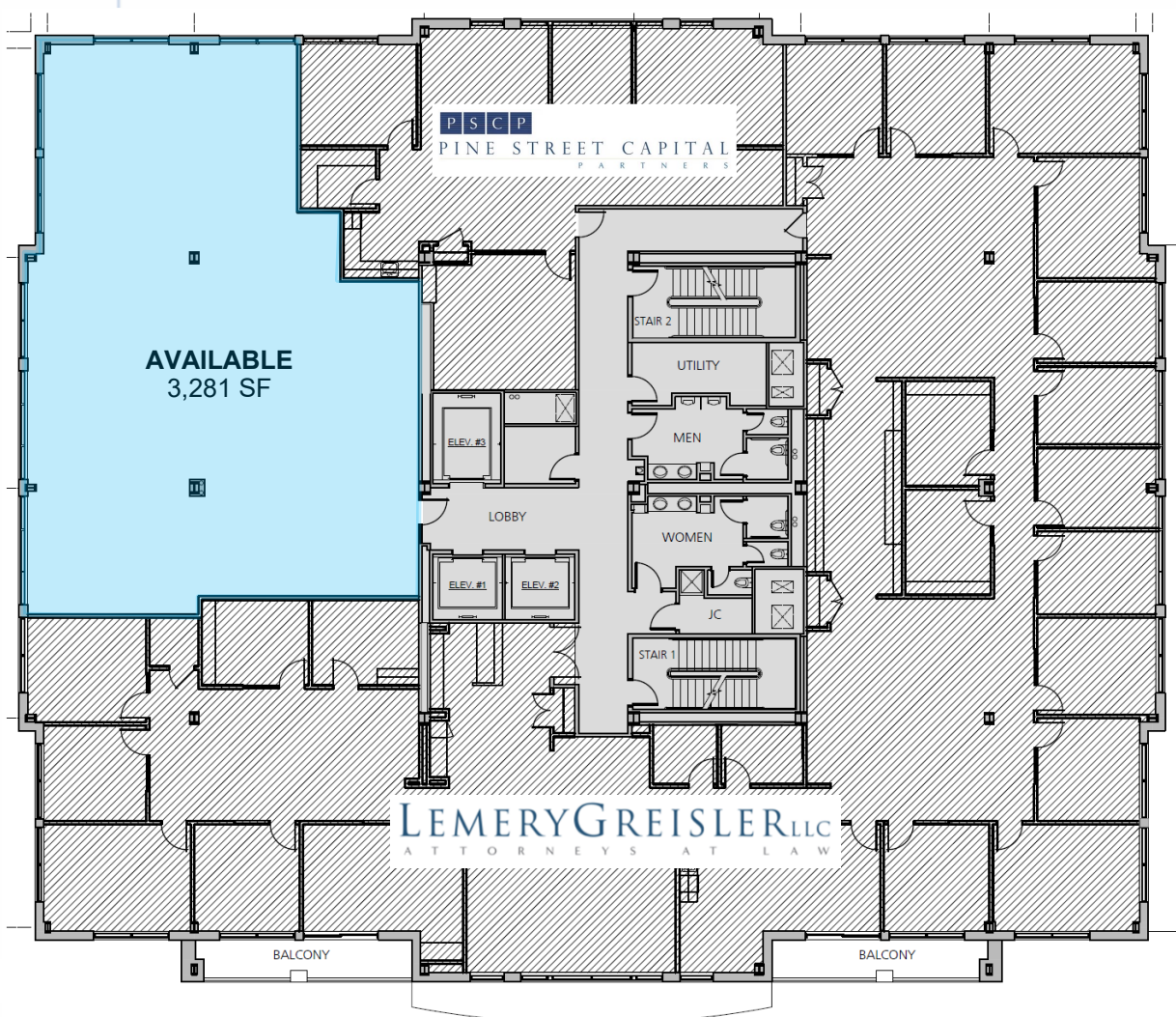


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**8TH FLOOR**  
3,281 SF



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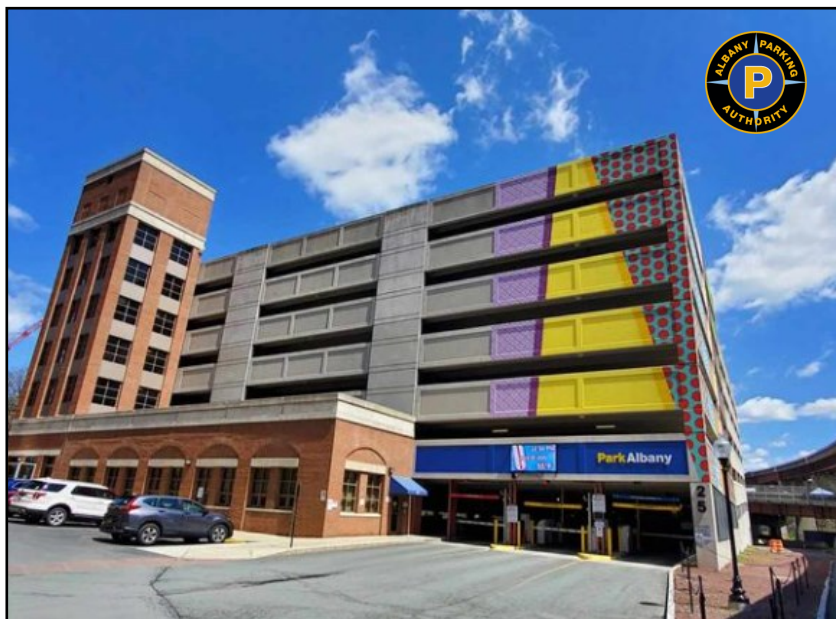


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## PARKING



## QUACKENBUSH GARAGE

879 Parking Spaces  
9 EV Charging Spaces  
18 ADA Accessible Spaces  
Gated Access  
Monitored 24/7  
Touchless Entry & Exit

For additional information, please contact:

**ParkAlbany**  
25 Orange Street  
Albany, NY 12207  
(518) 434-8886  
[customerservice@parkalbany.com](mailto:customerservice@parkalbany.com)  
[www.parkalbany.com](http://www.parkalbany.com)



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