

**FOR
LEASE**

THE KENMORE **76 NORTH PEARL STREET** ALBANY, NEW YORK

DOWNTOWN ALBANY CLASS A OFFICE



- **UP TO 23,599 SF OF CLASS A OFFICE SPACE AVAILABLE**
- BEAUTIFULLY RENOVATED HISTORIC BUILDING LOCATED RIGHT IN THE HEART OF RAPIDLY GROWING AND VIBRANT DOWNTOWN ALBANY
- WILL SUB-DIVIDE AND BUILD-TO-SUIT
- HEATED GARAGED PARKING AVAILABLE DIRECTLY ACROSS THE STREET
- ROOFTOP DECK WITH INCREDIBLE VIEWS OF THE CITY
- 24-HOUR FITNESS CENTER
- INDOOR POOL, HOT TUB & STEAM ROOM
- PET FRIENDLY BUILDING - DOG WASH AND INDOOR DOG PARK

AVAILABLE FOR LEASE

\$20.00 PSF
PLUS UTILITIES AND JANITORIAL

FOR MORE
INFORMATION
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CONTACT

RUDY R. LYNCH, CCIM
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Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
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The Kenmore Hotel building, a majestic, sprawling Victorian building of decorative brick masonry, balconies and roof cresting, was constructed in 1878 by entrepreneur Adam Blake, the son of a slave, and expanded over time.

Flamboyant owner Bob Murphy in 1922 started the Rainbo Room, a lively nightclub that broadcast music through one of the nation's first radio stations, WGY. Because of this wide exposure, entertainers clamored to perform there. Big names like Frank Sinatra, Duke Ellington and Sophie Tucker appeared at the Rainbo Room, which closed in 1947 as the Big Band era waned.

Over time, additions, acquisitions and merging of space united the property into a massive complex occupying one city block. Among these buildings is the castle-like Steuben Club, established in 1888 as the Young Men's Christian Association (YMCA) and now more commonly called the Steuben Club, after the athletic club that once occupied the building.

The team at Redburn have transformed the Kenmore into 35,000 square feet of class A commercial office space and 93 apartments with elegant, classic finishes.

Tenants have access to the property's amenities including fitness center, rooftop deck, indoor dog park, indoor garden atrium, indoor pool and steam room. On top of that, Downtown Albany is your backyard! Dining, entertainment and more are just steps from your office door!

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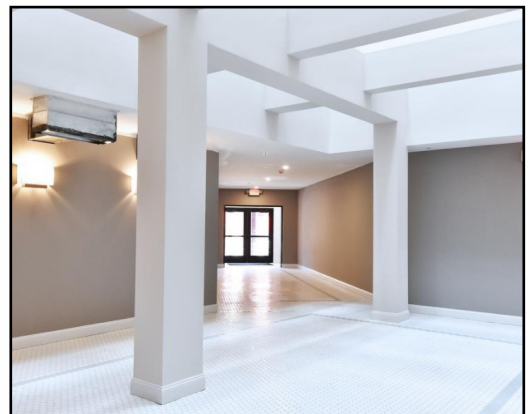
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THE KENMORE **76 NORTH PEARL STREET** ALBANY, NEW YORK

PHOTOS



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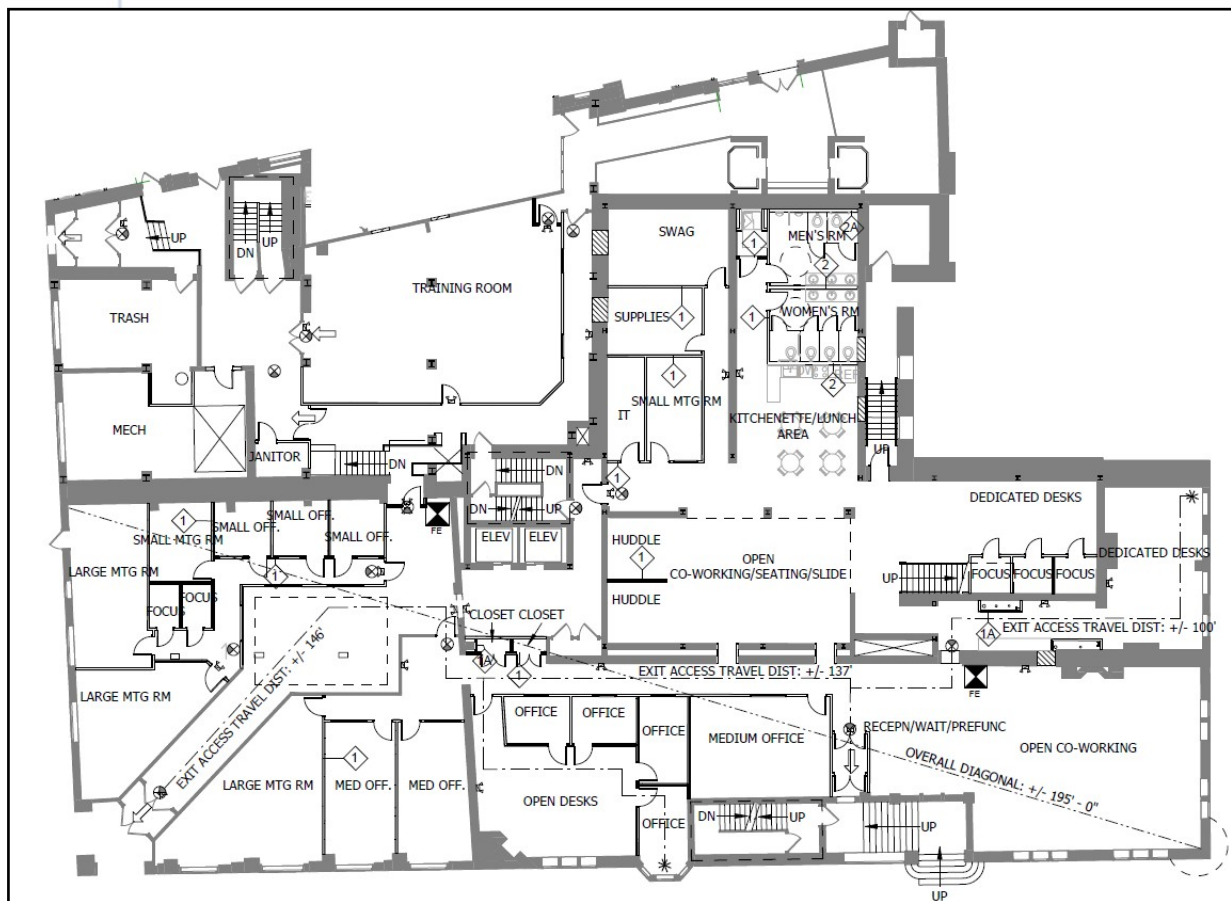
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THE KENMORE 76 NORTH PEARL STREET ALBANY, NEW YORK

FIRST
FLOOR

11,883 SF



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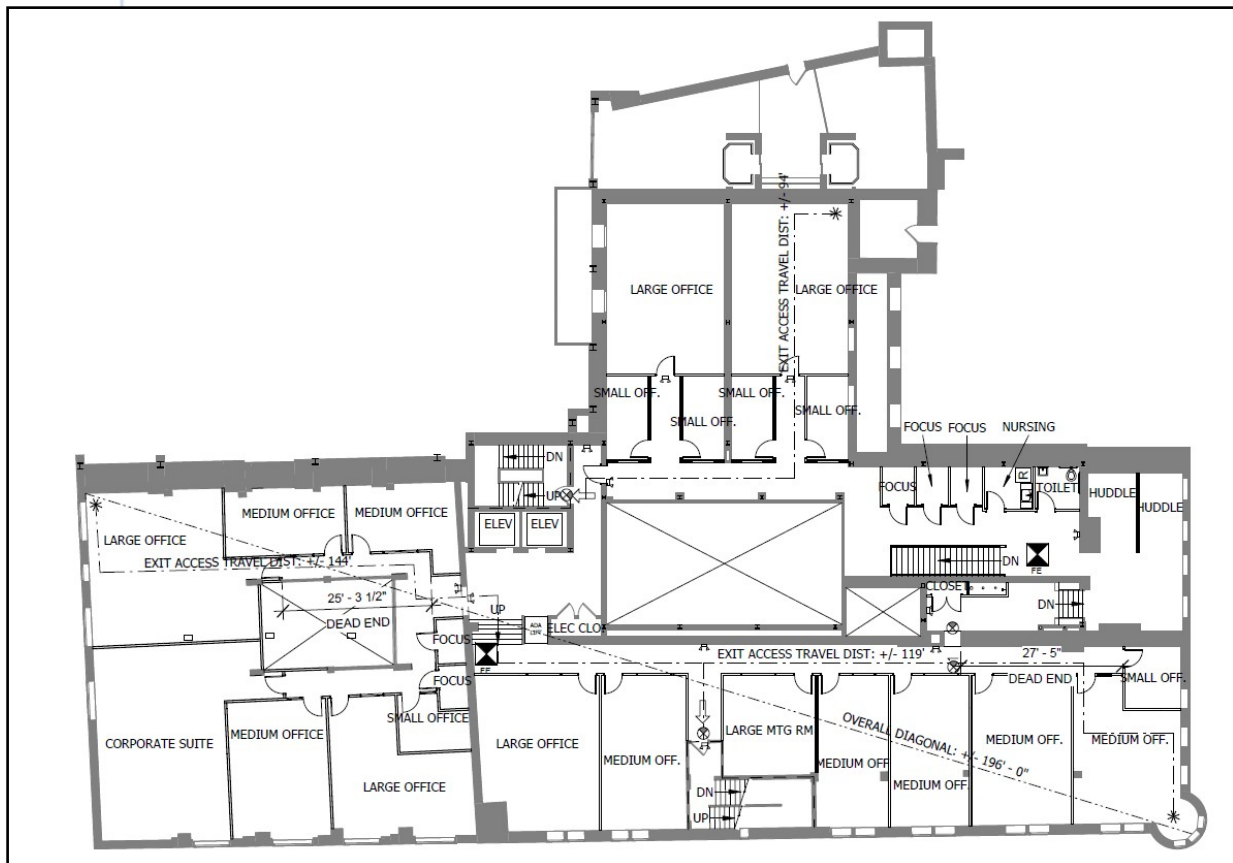
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**FOR
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SECOND
FLOOR

11,716 SF



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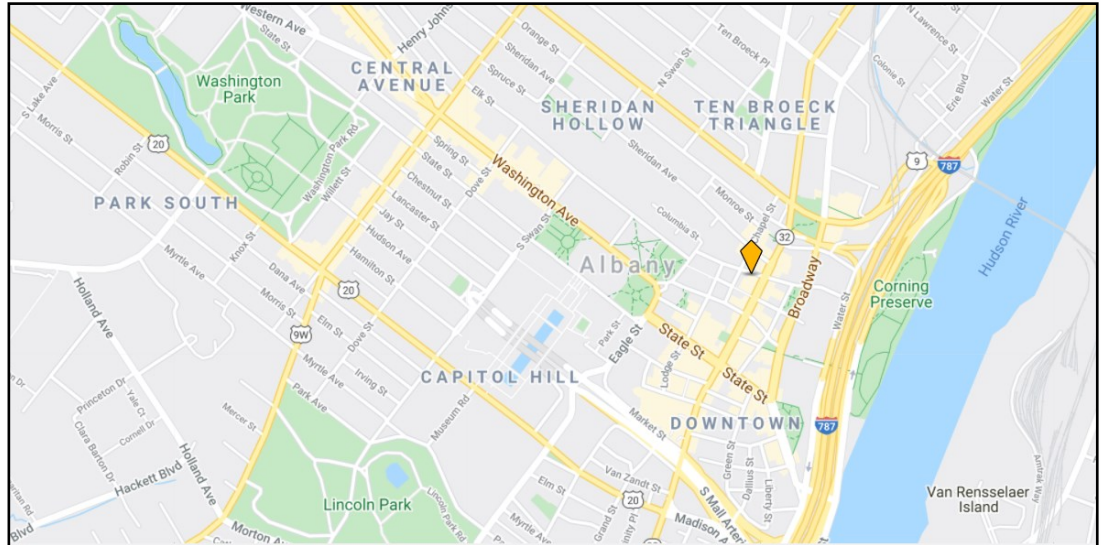
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LOCATION



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2020 Total Population:	99,597	169,932	384,509
2025 Population:	99,002	169,561	384,450
Pop Growth 2020-2025:	(0.60%)	(0.22%)	(0.02%)
Average Age:	36.60	38.60	39.40
Households			
2020 Total Households:	43,501	72,693	159,483
HH Growth 2020-2025:	(0.64%)	(0.25%)	(0.02%)
Median Household Inc:	\$48,402	\$58,819	\$65,571
Avg Household Size:	2.20	2.20	2.30
2020 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$169,446	\$204,901	\$219,628
Median Year Built:	1948	1952	1958

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