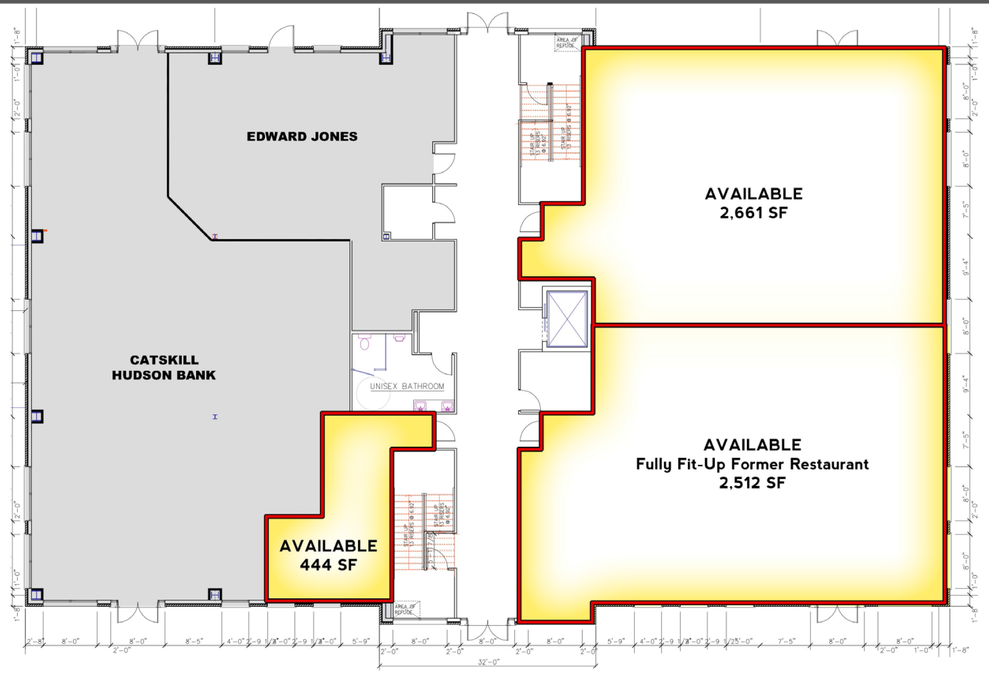
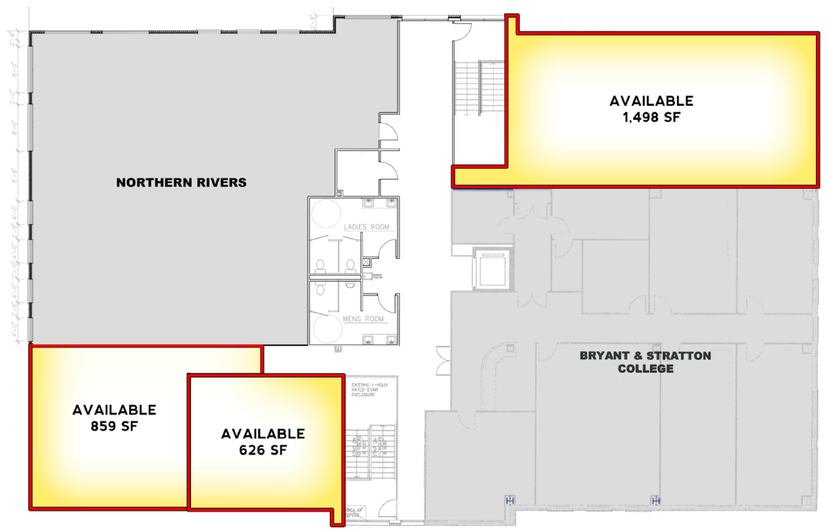
FOR LEASE – OFFICE / RETAIL SPACE
2452 ROUTE 9 MALTA, NY 12020



1st FLOOR AVAILABLE SPACE

USABLE AREA =2,512 SF
RENTABLE AREA = 3,014 SF



2nd FLOOR AVAILABLE SPACE

CONTACT US

Vladimir Goykhman
Real Estate Salesperson
518.496.8523
vlad@trgcos.com

Demetrio Daga
Real Estate Salesperson
518.458.7203 Ext 16
ddaga@trgcos.com

Trinity Realty Group
518.458.7203
info@trgcos.com

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MULTIPLE SPACES FOR LEASE

Information

Available Space	Up to 5,173 SF
GLA	34,000 SF
Parking Spaces	169
Office Rent	$13.50/SF NNN
Retail Rent	$18.00/SF NNN

Key Features

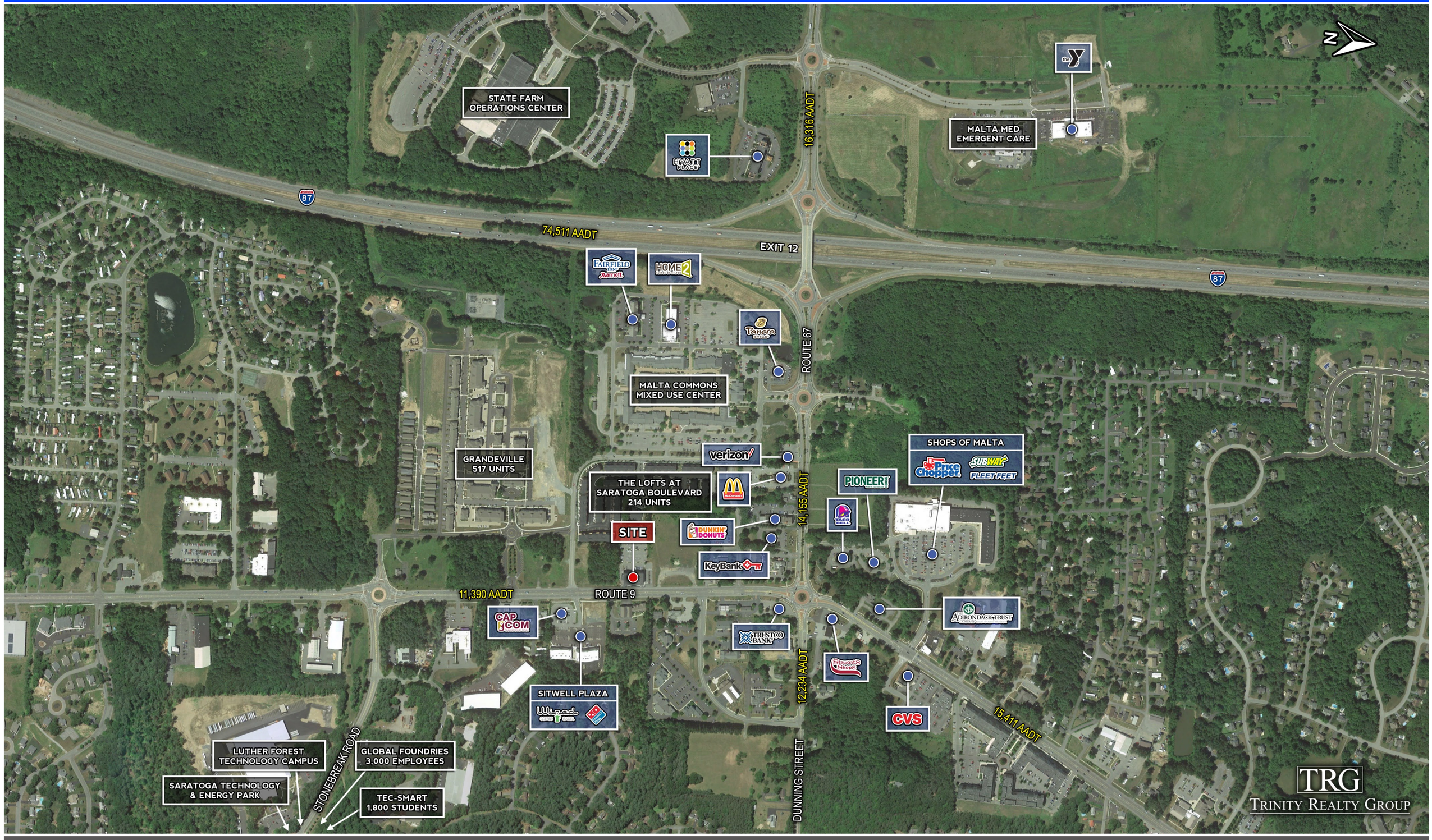
- Available 1st Floor Spaces: 2,512 SF / 2,661 SF / 444 SF
- Available 2st Floor Spaces: 1,498 SF / 859 SF / 626 SF
- Current tenants include: Edward Jones, Bryant & Stratton College, and Catskill Hudson Bank
- Close proximity to the Global Foundries Campus as well as Exit 12 of I-87

Area Businesses

Price Chopper · Panera Bread · Wired Coffee Bagel · CVS · verizon · McDonald's · the Y

Demographics	3 Min	5 Min	10 Min
Population	8,338	15,554	71,075
Households	3,742	6,833	31,425
Average HH Income	$82,247	$91,092	$93,985
Daytime Population	5,309	10,549	69,418
Business Establishments	355	683	4,363

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warrantees, or representation as to the completeness and accuracy thereof.

TRG
Trinity Realty Group – trgcos.com
18 Computer Drive East, Ste 201, Albany, NY 12205

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