

18 COMPUTER DRIVE EAST

ALBANY, NY 12205

15,000 SF OF
OFFICE SPACE
AVAILABLE FOR LEASE




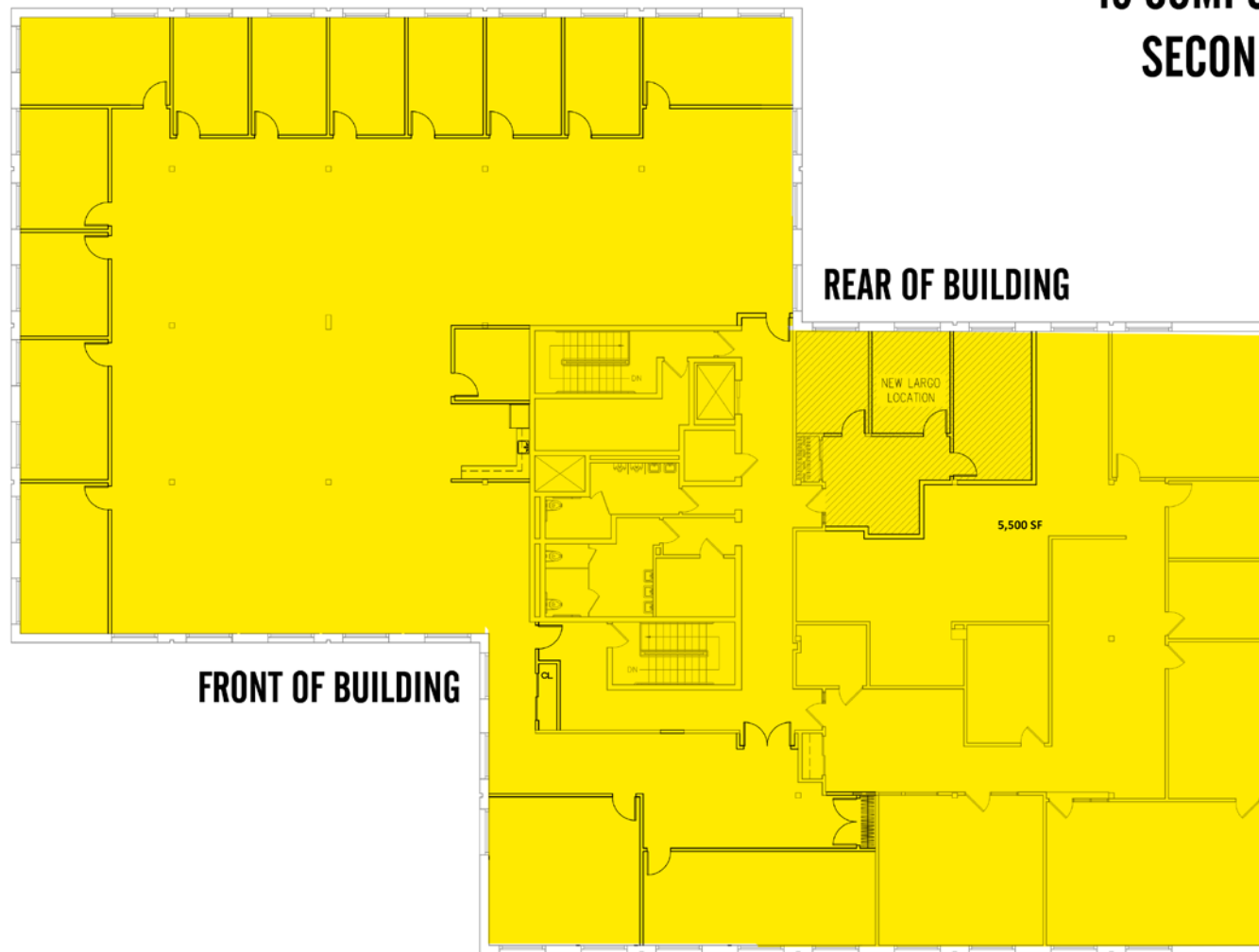
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18 COMPUTER DRIVE EAST SECOND FLOOR LAYOUT

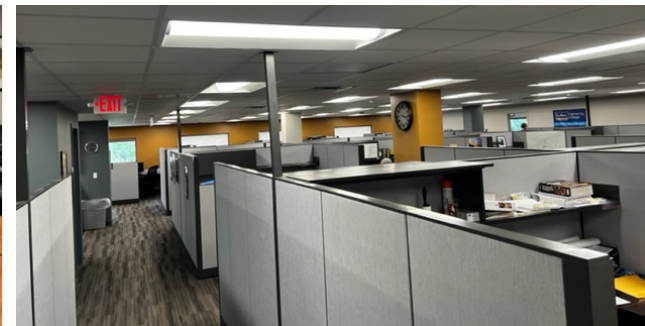
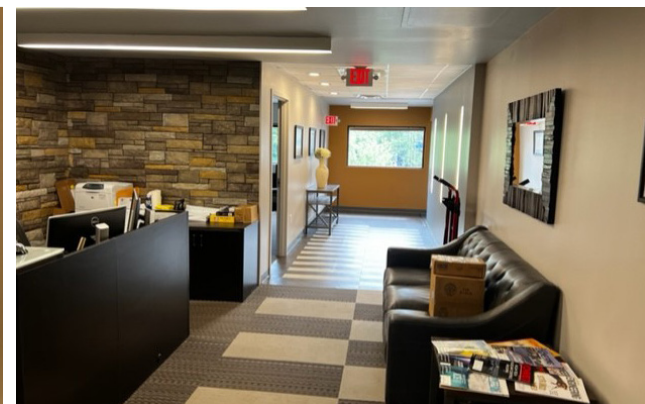
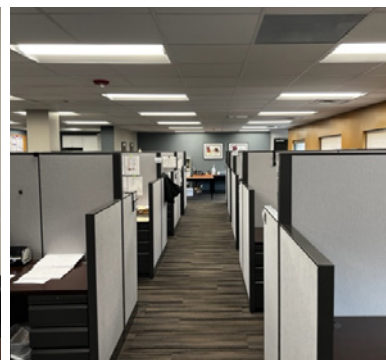
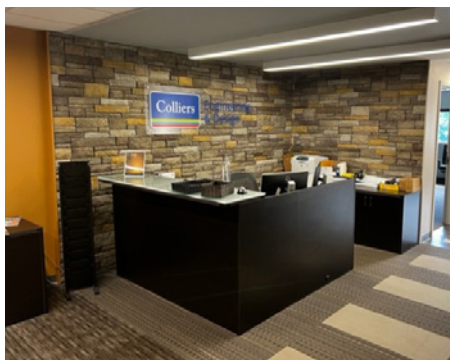
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MARKET AERIAL



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PROPERTY INFORMATION AND DEMOGRAPHICS

Information

Available Space	15,000 SF (2nd Floor)
Building Size	31,000 SF
Parking Spaces	100+
Rent	\$14.50 Gross Plus Utilities

Key Features

- 15,000 RSF Full floor available
- Fully built out 9,314 SF space available on 2nd floor of building, 12 Private Offices / Large Open Bull Pen Area / Kitchen
- Subdividable various size suites available
- Located just off the Wolf Road retail corridor, easy access to I-87 and minutes from Albany International Airport
- Owner occupied building with responsive and timely maintenance
- Emergency back-up generator on premises
- 2 Large Conference Rooms
- Pylon signage available
- Offering 5% Cobroke

Demographics	1 Mile	3 Miles	5 Miles
Population	5,293	56,868	182,593
Households	2,477	20,211	75,684
Average HH Income	\$90,740	\$96,998	\$86,079
Daytime Population	11,572	80,448	227,921
Business Establishments	712	4,255	8,915



Area Businesses



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