

# 302A WASHINGTON AVENUE EXTENSION

ALBANY, NEW YORK



**OFFERED FOR LEASE**

**NOW LEASING  
4,486 RSF**

**14,040 SF**  
PROFESSIONAL  
OFFICE BUILDING

**\$17.50/SF GROSS**  
PLUS UTILITIES, JANITORIAL  
& BASE YEAR INCREASES

**CENTRALLY LOCATED**  
EASY ACCESS FROM THE  
I-87/I-90 INTERCHANGE

ADDITIONAL TERMS AND DETAILS  
AVAILABLE UPON REQUEST

## BBL OWNED AND MANAGED PROPERTY

302A Washington Avenue Extension is located in one of Albany's most prominent office sub markets. The property is easily accessed from the I-87/I-90 interchange and is within close proximity to NYS Route 155, which provides a north/south conduit to the major corridors of Central Avenue and Western Avenue. The building is adjacent to the Albany Pine Bush Preserve and offers immediate access to many amenities including hotels, restaurants, banks, shopping and bus lines.

## AMPLE PARKING & SERENE SETTING

The available space being offered is **4,486 square feet**. The suite is offered "as is" or **can be modified to meet tenant's needs**. The existing fit-up features a spacious layout that can be easily modified including (5) classroom/training rooms, (4) offices, (1) clinical office, a cafeteria, storage/laundry, and (2) flex rooms currently used as a multi-purpose and relaxation room. The single-story building is occupied by one additional tenant and offers ample parking.

Existing and surrounding tenants include Living Resources, United States Department of Agriculture, and BBL Construction Services.

**MOMENTUM BROKERAGE**  
Licensed New York State  
Real Estate Broker

**BRANDON L. STABLER**  
Broker | Owner  
bstabler@momentumbrokerage.com

302 Washington Ave Ext  
Albany, New York 12203

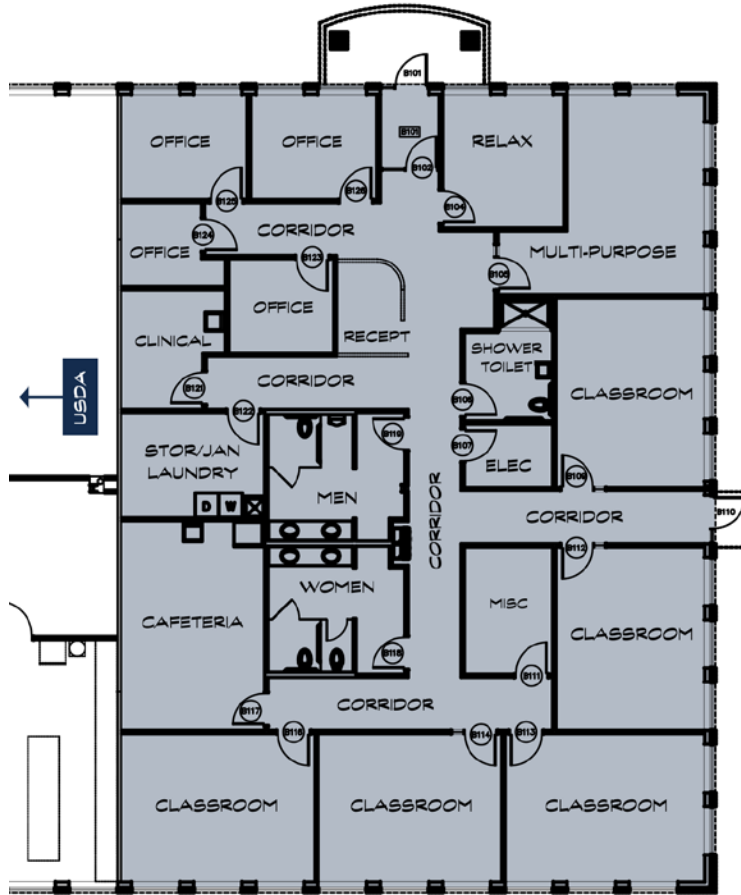
Office | 518-992-6633  
Cell | 518-944-0695



# OFFERED FOR LEASE

## AVAILABLE SUITE | 4,486 RSF

Existing Floor Plan



Beautiful Setting  
Adjacent to Albany  
Pine Bush Preserve

Ample Parking On-Site  
and Included

Professional Office Building

Spacious Existing Fit-up

Offered "As Is" or  
can be Modified

Located within Minutes of  
I-87 and I-90 Interchange

Close Proximity to  
Surrounding Amenities

Professionally Managed  
Building

Located Next to  
BBL Headquarters Building

