

FOR LEASE - DOWNTOWN ALBANY RETAIL SPACE

10 North Pearl Street, Albany, New York 12207



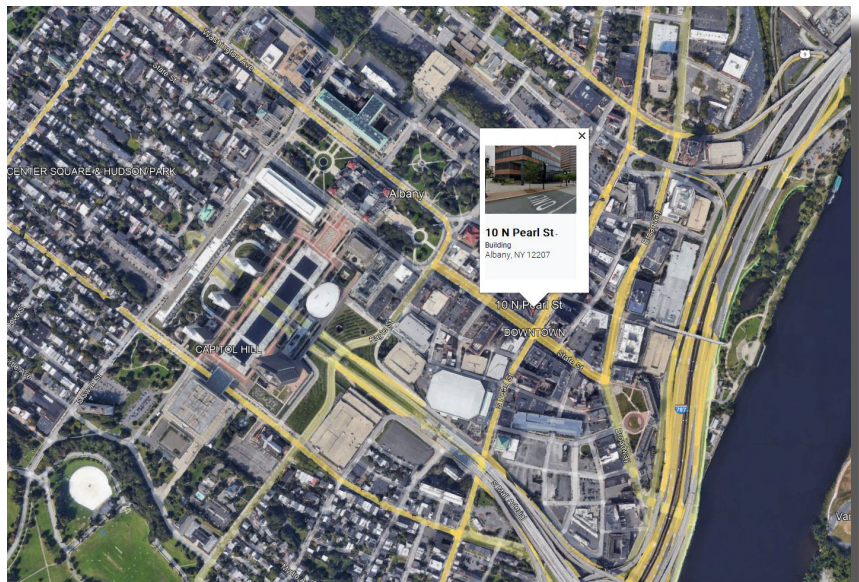
OFFERING SUMMARY

Lease Price: \$25.00/SF
Retail SF: 10,000

Tenant pays: Utilities, Janitorial, and pro rata opex escalations

Ceiling Height: 10 - 20 ft
Stories: 4
Water: Municipal
Heat: Forced Air
A/C: Central
Electric: 400+ Amp

*Landlord is contract vendee and will be closing on purchase in late May



William "Felton" McLaughlin, SIOR, CCIM | Associate Broker
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naiplatform.com

Retail - 10,000 SF

Highly visible retail space at the busiest intersection in Downtown Albany

Bright and sunny space w/ 20' tall glass walls facing North Pearl and State St. 10,000 SF on the 1st floor and sub-dividable to 3,400 SF or 6,500 SF (Can further sub-divide)

Ideal for banking, financial services, and restaurants/coffee shops needing plumbing which is in the rear and at the former Starbucks kiosk facing North Pearl.

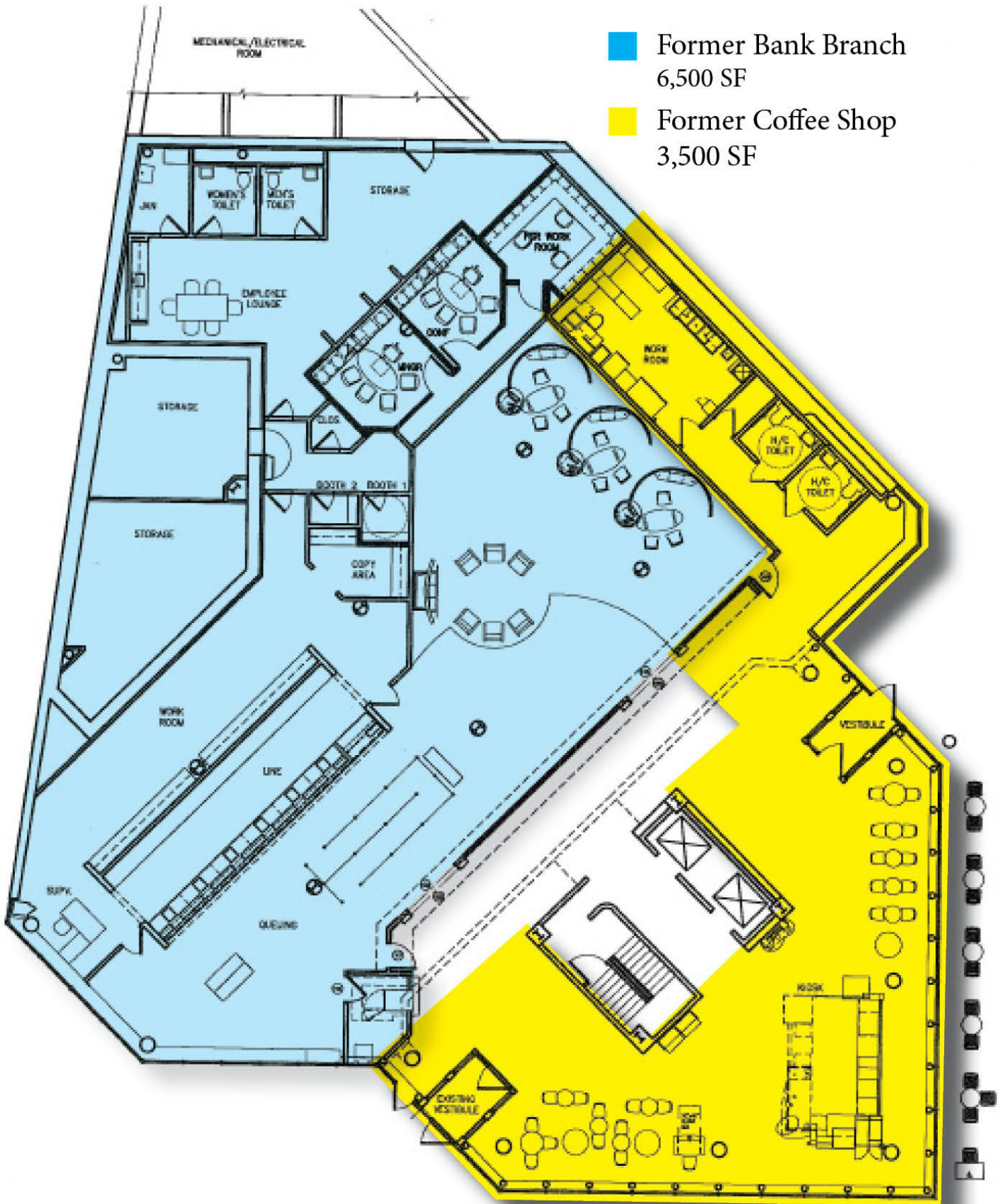
Multiple signage opportunities and naming rights available for a tenant taking the entire floor

Parking at nearby garages and Landlord will cover the cost of 1 space per 1,000 SF leased



Floorplan - 10,000 SF

- Former Bank Branch
6,500 SF
- Former Coffee Shop
3,500 SF



FOR LEASE - DOWNTOWN ALBANY RETAIL SPACE

10 North Pearl Street, Albany, New York 12207



William "Felton" McLaughlin, SIOR, CCIM

Associate Broker

+1 518 428 1164 | +1 518 465 1400 ext. 208

felton@naiplatform.com



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.