

**FOR  
LEASE**

# 412 BROADWAY

ALBANY, NY

## **DOWNTOWN ALBANY RETAIL SPACE**



### **+/-1,381 SF STREET-LEVEL RETAIL SPACE**

LOCATED IN THE HEART OF DOWNTOWN ALBANY  
DIRECTLY ON BROADWAY ACROSS FROM SUNY PLAZA  
OPEN SPACE WITH (2) ADA RESTROOMS COMPLETE WITH SHOWERS  
12' CEILINGS WITH ATTRACTIVE EXPOSED DUCTWORK  
ABUNDANT NATURAL LIGHT  
EASY ACCESS TO HIGHWAYS  
AMPLE PARKING AVAILABLE IN ADJACENT GARAGE  
DIRECTLY ON PUBLIC BUS ROUTE  
IDEAL FOR RETAIL, OFFICE, MEDICAL, DENTAL, SALON, CAFÉ, BAKERY,  
DELI, YOGA, GYM AND MANY OTHER USES

**AVAILABLE FOR LEASE**

**\$1,600 PER MONTH (\$13.90 PSF)**  
**PLUS UTILITIES & JANITORIAL**

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

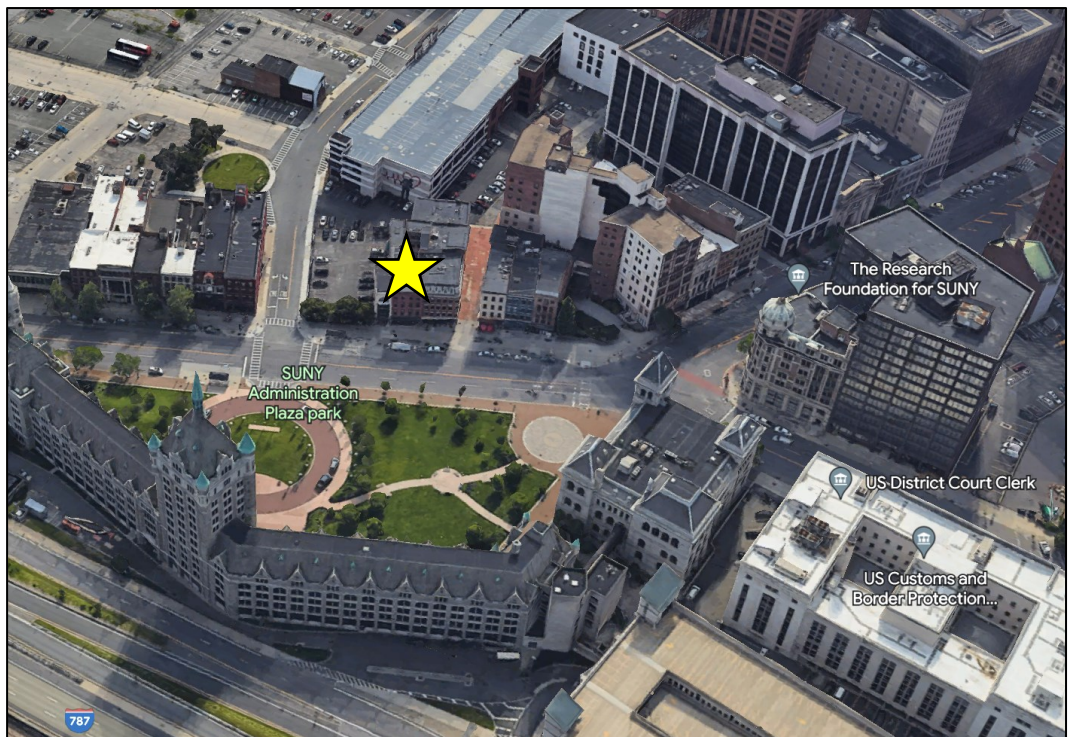
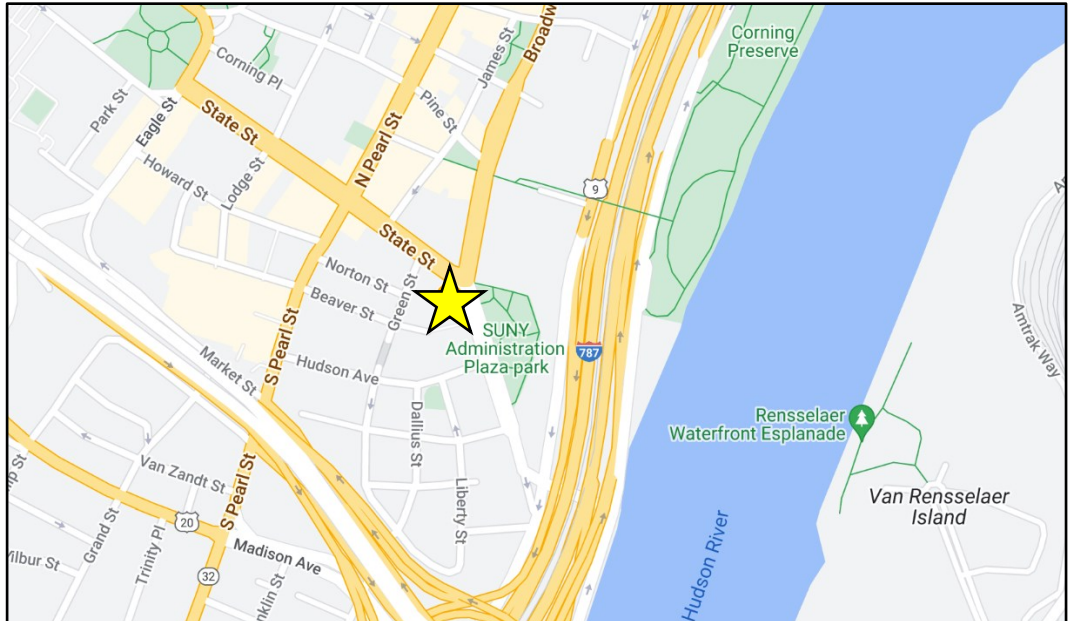
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## LOCATION



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EXTERIOR  
PHOTOS



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INTERIOR  
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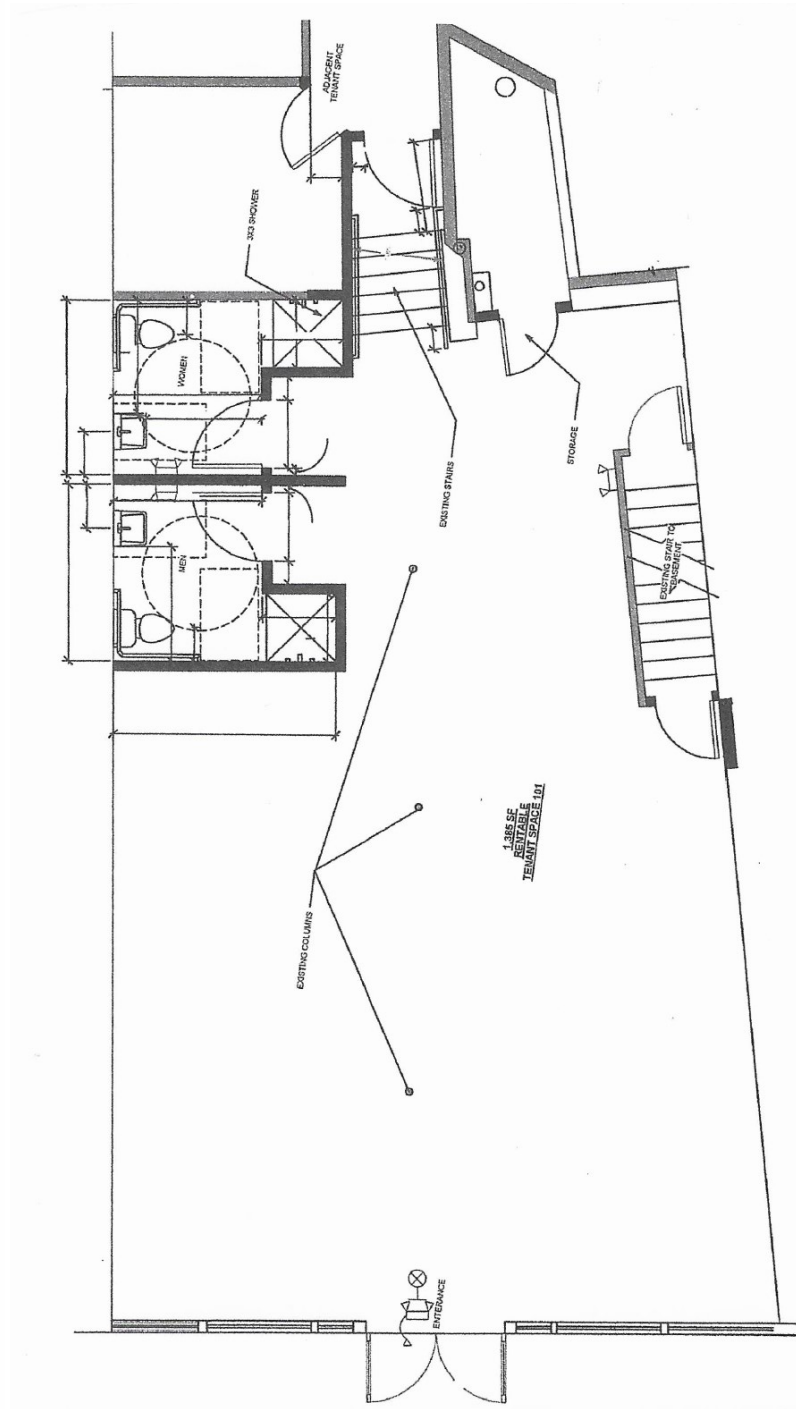
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FLOOR  
PLAN



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## PARKING



### **GREEN-HUDSON PARKING GARAGE**

864 PARKING SPACES  
5 EV CHARGING SPACES  
18 HANDICAP SPACES  
GATED ACCESS  
MONITORED 24/7  
TOUCHLESS ENTRY & EXIT  
**MONTHLY RATES OF \$135**

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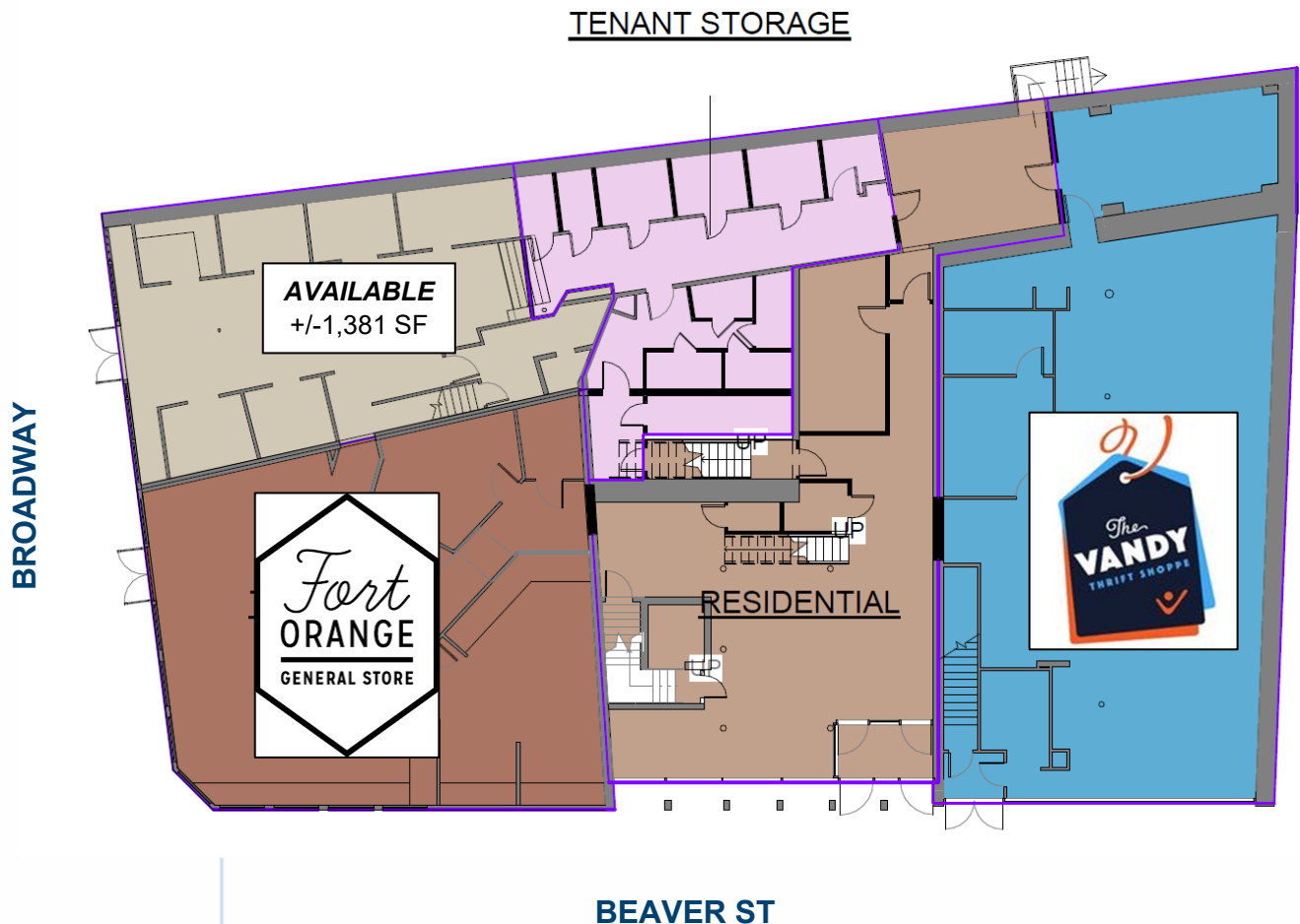
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