

# FOR LEASE - Retail Space Available

66 State St, Albany, NY 12207



**\$: 15.20 / SF NNN**  
**2,800 +/- SF**

## Property Highlights

- Size: 2,800 +/- SF
- Price: \$3,546 / Mo. NNN | Nets \$632 / Mo.
- High-visibility street retail space
- Frontage: 60'
- Zoning: MU-DT
- HVAC: Forced Air, Natural Gas, Central A/C
- Ceiling Height: 10'
- Possible Uses: Fitness/Gym, Medical/Dental, Office, Retail, Restaurant, or Tavern.
- Parking: Garage Parking

## Property Information

Newly built retail or office space on the 1st floor of The Apartments at 66 State Street. 2800 SF street-level retail space w/ 60' frontage to the street and magnificent brass doors at the main entrance. MU-DT zone permits uses including food service, tavern, salon/spa, medical and many other general retail uses. High pedestrian traffic and 6553 AADT. Landlord will deliver a vanilla box at the \$3546/mo NNN rental rate and the nets are \$632/mo in additional rent. Landlord will work w/ tenants providing amenities for upstairs apartments. Garage parking available in LL-owned garage nearby.

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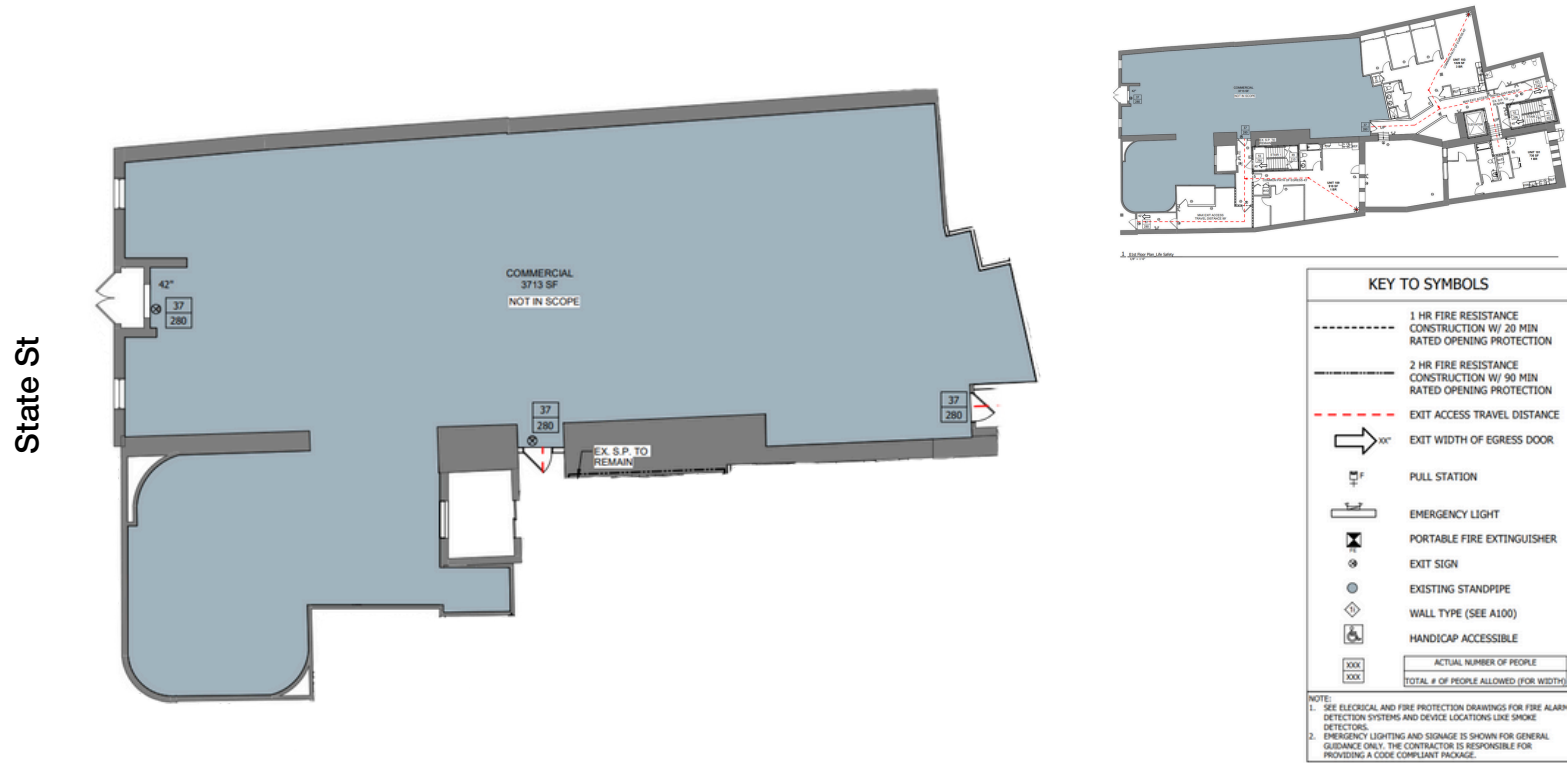
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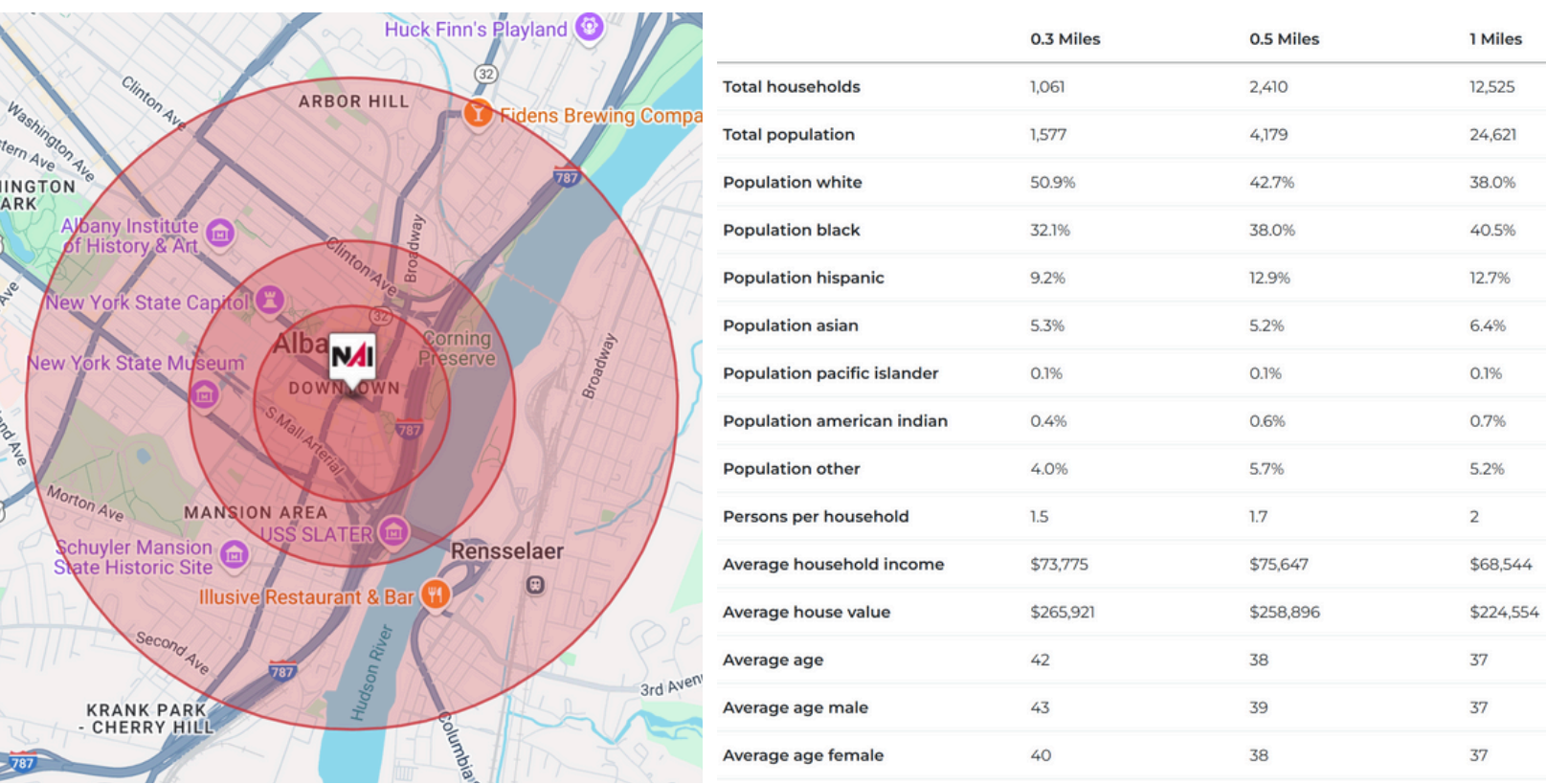
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Floor Plan



Demographics Of Surrounding Area



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