

FOR LEASE - DOWNTOWN ALBANY HISTORIC OFFICE/RETAIL  
412 Broadway, Albany, New York 12207



## OFFERING SUMMARY

Lease Price:	\$1,555/mo
Building SF:	36,852
Available SF:	1,381
Ceiling Height:	12 ft
Stories:	5
Water:	Municipal
Heat:	Forced Air
Cooling:	Central Air
Electric:	200 Amp

## PROPERTY OVERVIEW

Sunny and beautiful former fitness studio space in the recently re-developed Argus Apartment Building. Looks out across Broadway at the SUNY Plaza. 12' ceilings, exposed ductwork, dedicated HVAC, M/W bathrooms with showers, and tons of natural light. Works for retail or office use.

**Possible Use:** Fitness/Gym, Medical/Dental, Office, Retail, Salon, Cafe, Bakery, Deli

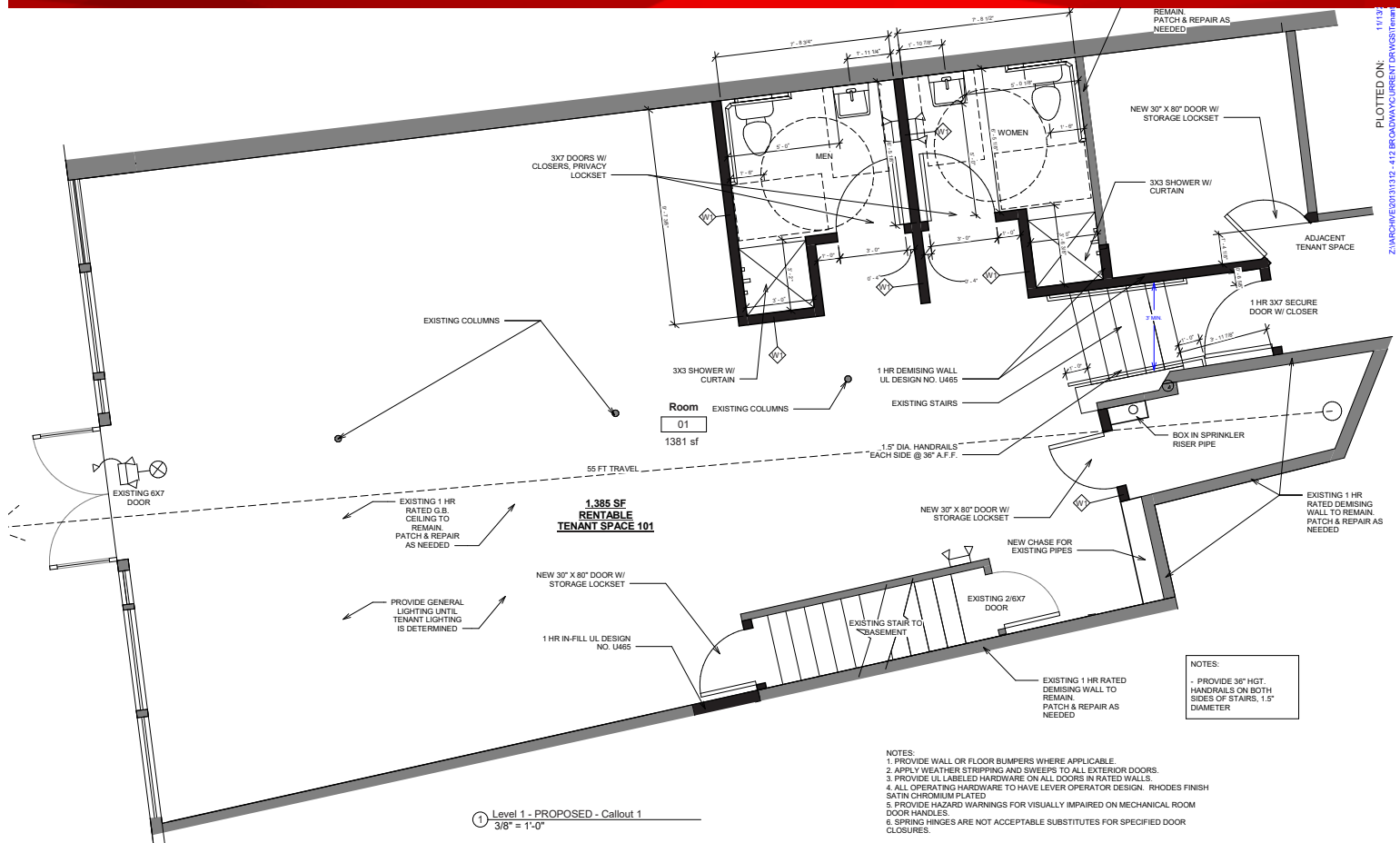


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