

**FOR  
SALE**

# 126 STATE STREET

ALBANY, NY

**PROPERTY**



A picturesque historic office building located just below and a short walk to the State Capitol of New York. This offering, located in the heart of the Central Business District (CBD) is just minutes away from the Albany Convention Center, Times Union Center and the Amtrak Rail Station. The building offers ideal office space for government related businesses or associations that may need to be close to Capitol Hill as well as professionals looking for an impressive setting for their business. Furthermore, the property may be the perfect location for a redevelopment mixed-use residential project with easy access to I-90 and I-787.

**FOR SALE @  
\$2,500,000.00**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**THOMAS A MILLER**

NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x-110 office  
(518) 495-1000 mobile  
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

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- Six (6) Story Building
- 47,799 Total Square Feet
- 14,641 sf Contiguous First Floor
- Suites Starting at 700 sf
- 25,069 sf Lot Size
- 20' Ceiling Height
- Constructed in 1918
- New Roof
- Designed By Tiffany Studios
- Ornate Marble Finishings
- 38 Car Parking Lot
- 30 Car 2 Level Separate Parking Garage
- Heat Type: Hot Water
- Heat Source: 3 Newer Boilers
- Cooling Type: Central Air

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**ALBANY  
NEW YORK**



Albany is the capital city of New York State. Downtown's huge Empire State Plaza has reflecting pools, an art-filled underground shopping concourse and The Egg, a striking performing arts center. The plaza is bookended by the 1800s New York State Capitol and the New York State Museum, focusing on natural and cultural history. The Albany Institute of History and Art is famed for its Hudson

**DEMOGRAPHICS**

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	<b>25,776</b>	<b>101,749</b>	<b>178,450</b>
2024 Population:	<b>26,160</b>	<b>101,997</b>	<b>179,611</b>
Pop Growth 2019-2024:	<b>1.49%</b>	<b>0.24%</b>	<b>0.65%</b>
Average Age:	<b>36.20</b>	<b>36.50</b>	<b>38.10</b>
Households			
2019 Total Households:	<b>12,790</b>	<b>44,639</b>	<b>74,593</b>
HH Growth 2019-2024:	<b>1.88%</b>	<b>0.25%</b>	<b>0.68%</b>
Median Household Inc:	<b>\$32,846</b>	<b>\$44,663</b>	<b>\$57,038</b>
Avg Household Size:	<b>1.90</b>	<b>2.10</b>	<b>2.20</b>
2019 Avg HH Vehicles:	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
Housing			
Median Home Value:	<b>\$157,666</b>	<b>\$169,151</b>	<b>\$205,785</b>
Median Year Built:	<b>1947</b>	<b>1948</b>	<b>1955</b>

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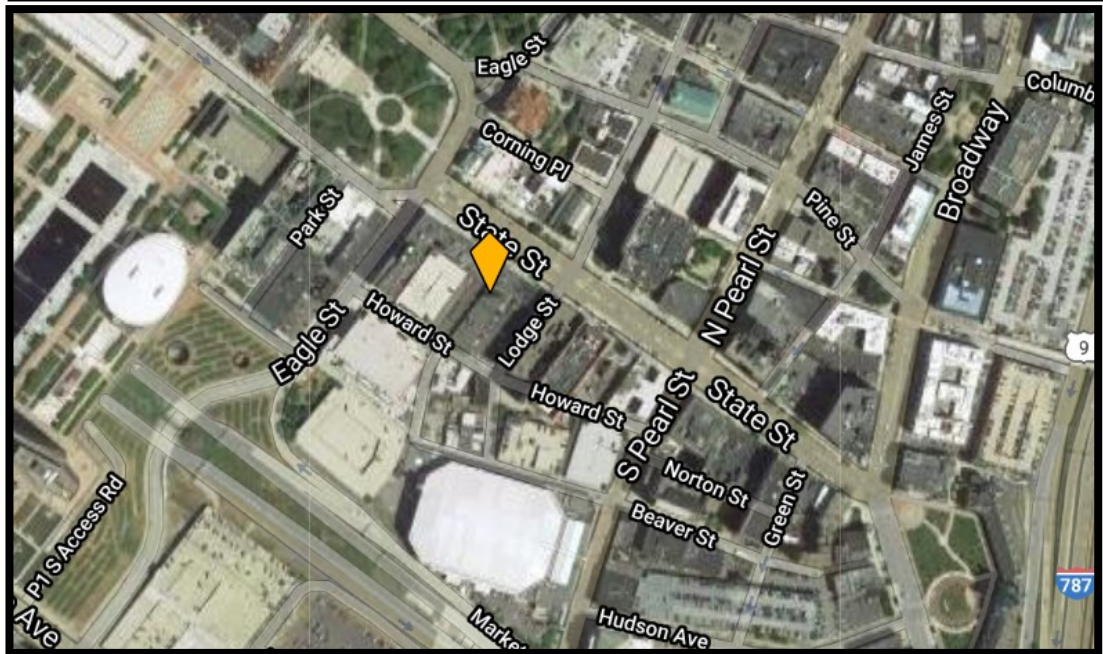
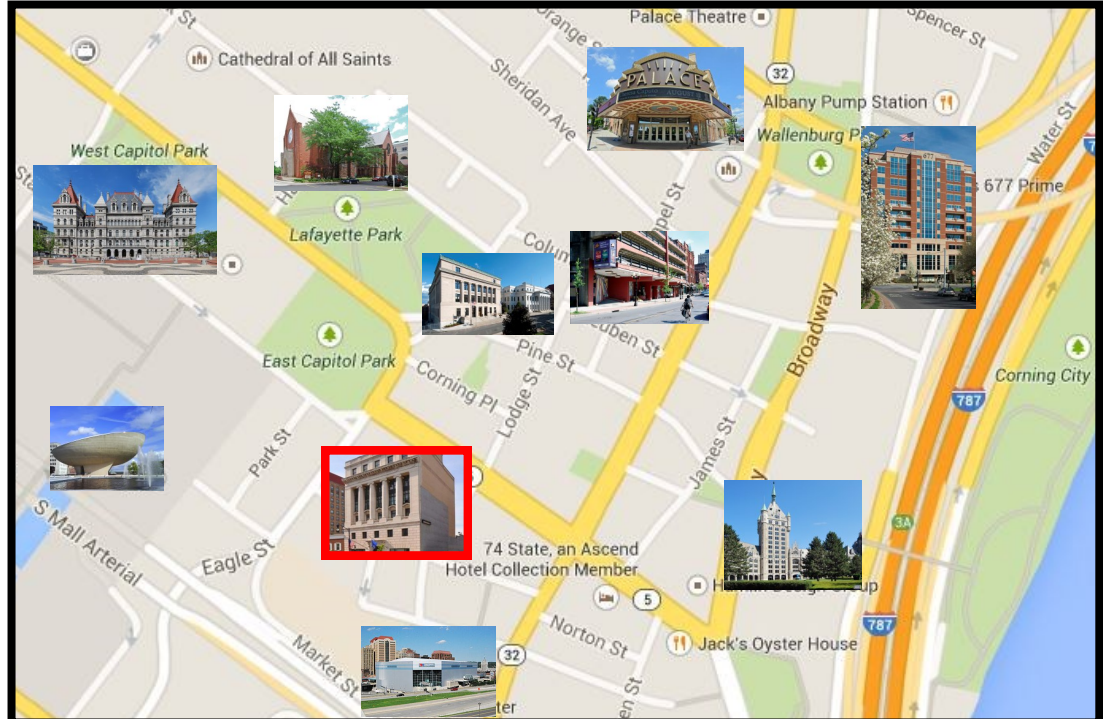
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**AREA  
MAPS**



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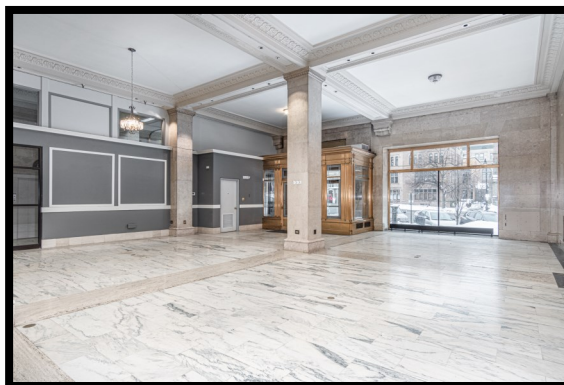
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**RETAIL  
SPACE**



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**FOR  
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# 126 STATE STREET

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**LARGE  
OFFICE  
SPACE**



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**FOR  
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**126 STATE STREET**

**ALBANY, NY**

**MID-SIZE  
OFFICE  
SPACE**



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**126 STATE STREET**

**ALBANY, NY**

**BUILDING  
FEATURES**



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**BUILDING  
FEATURES**



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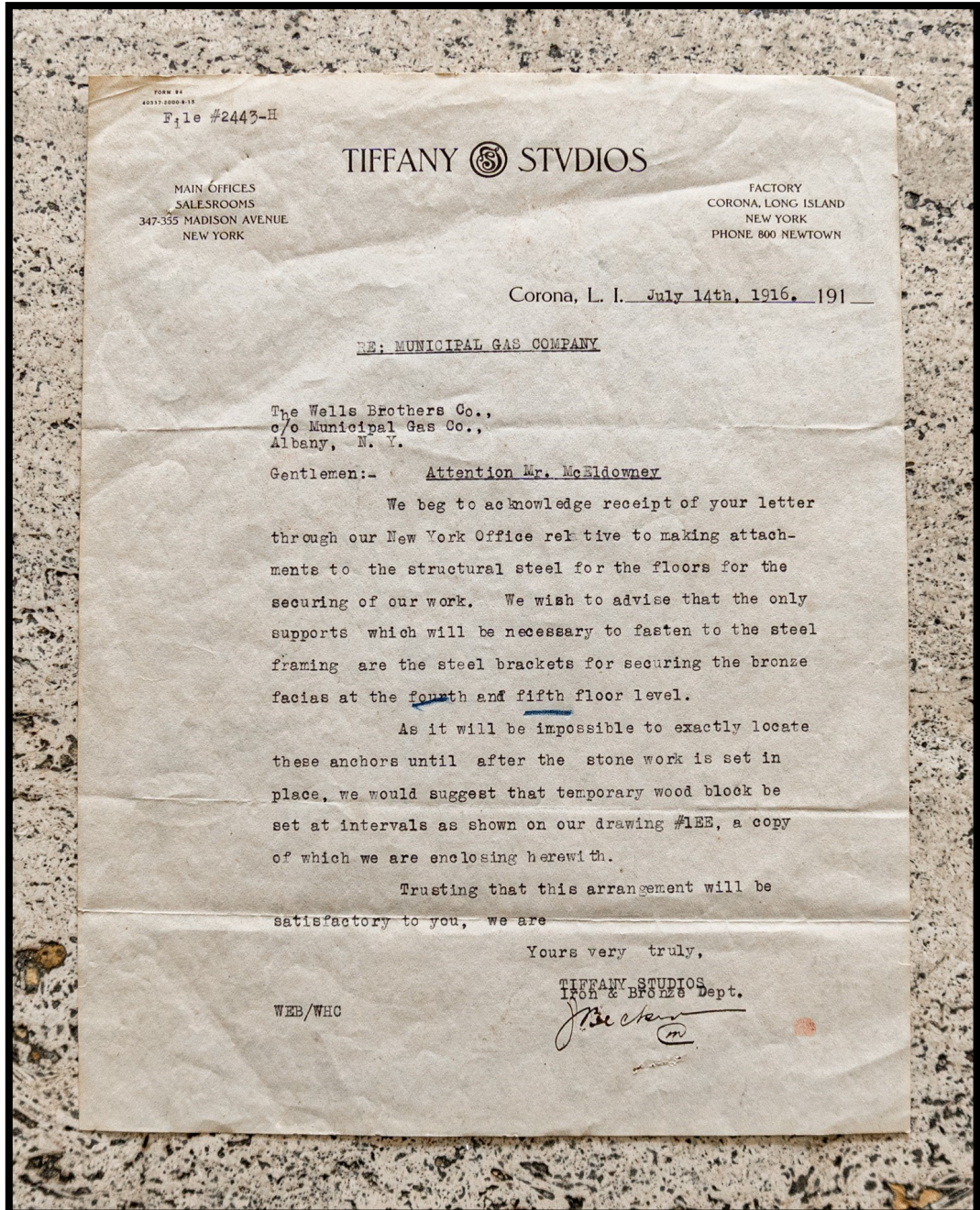
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FOR  
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126 STATE STREET  
ALBANY, NY

TIFFANY  
LETTER



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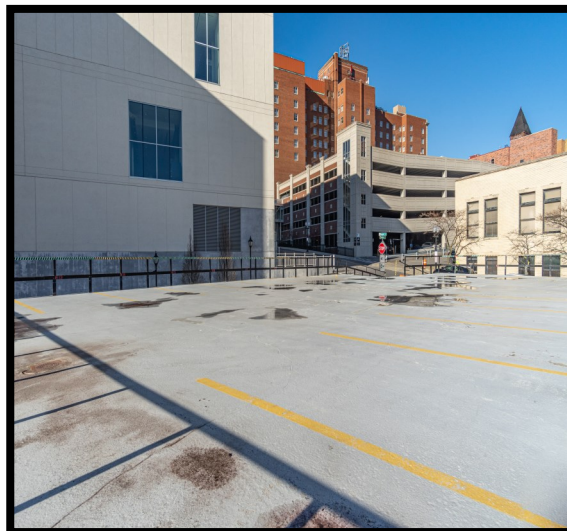
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**FOR  
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**ONSITE  
PARKING**



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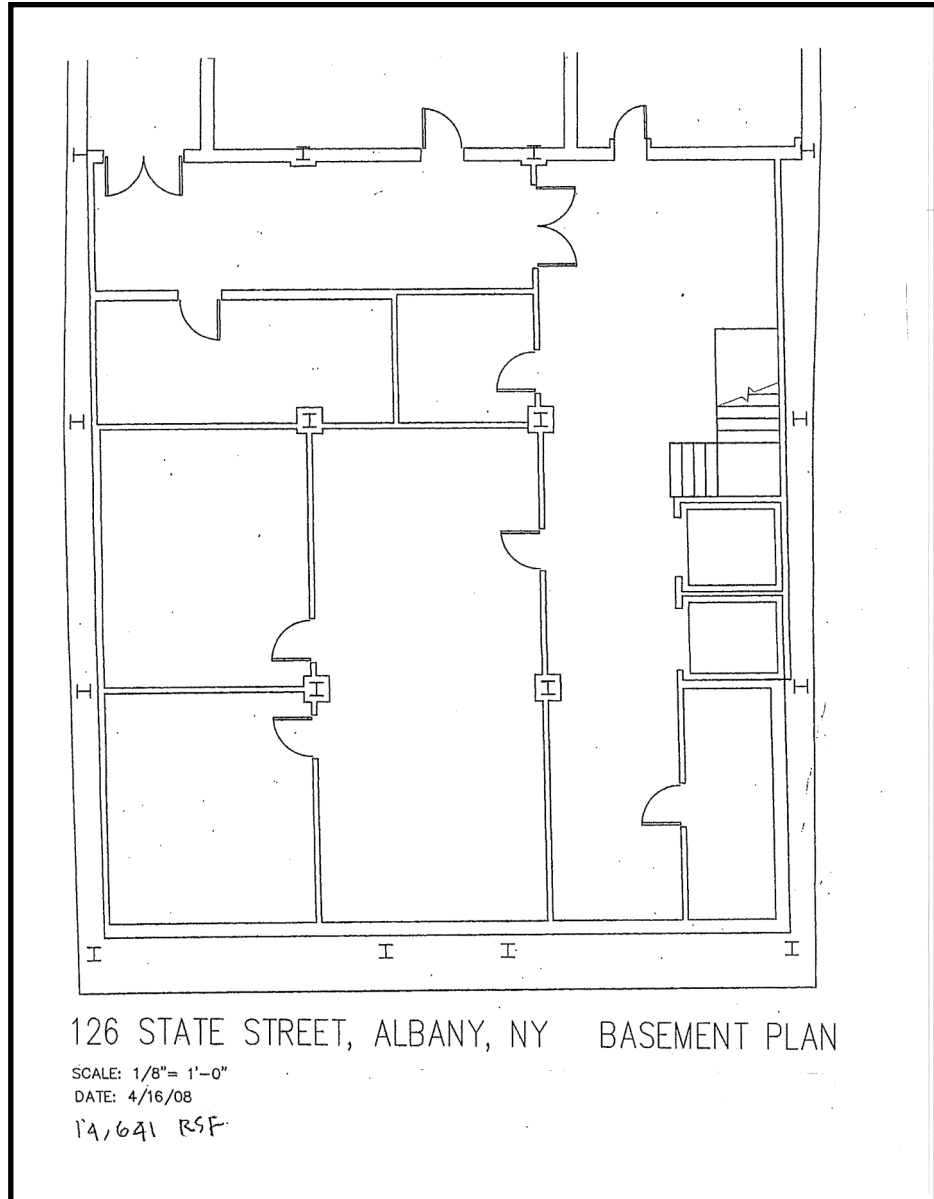
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**FOR  
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ALBANY, NY

**BASEMENT  
FLOORPLAN**



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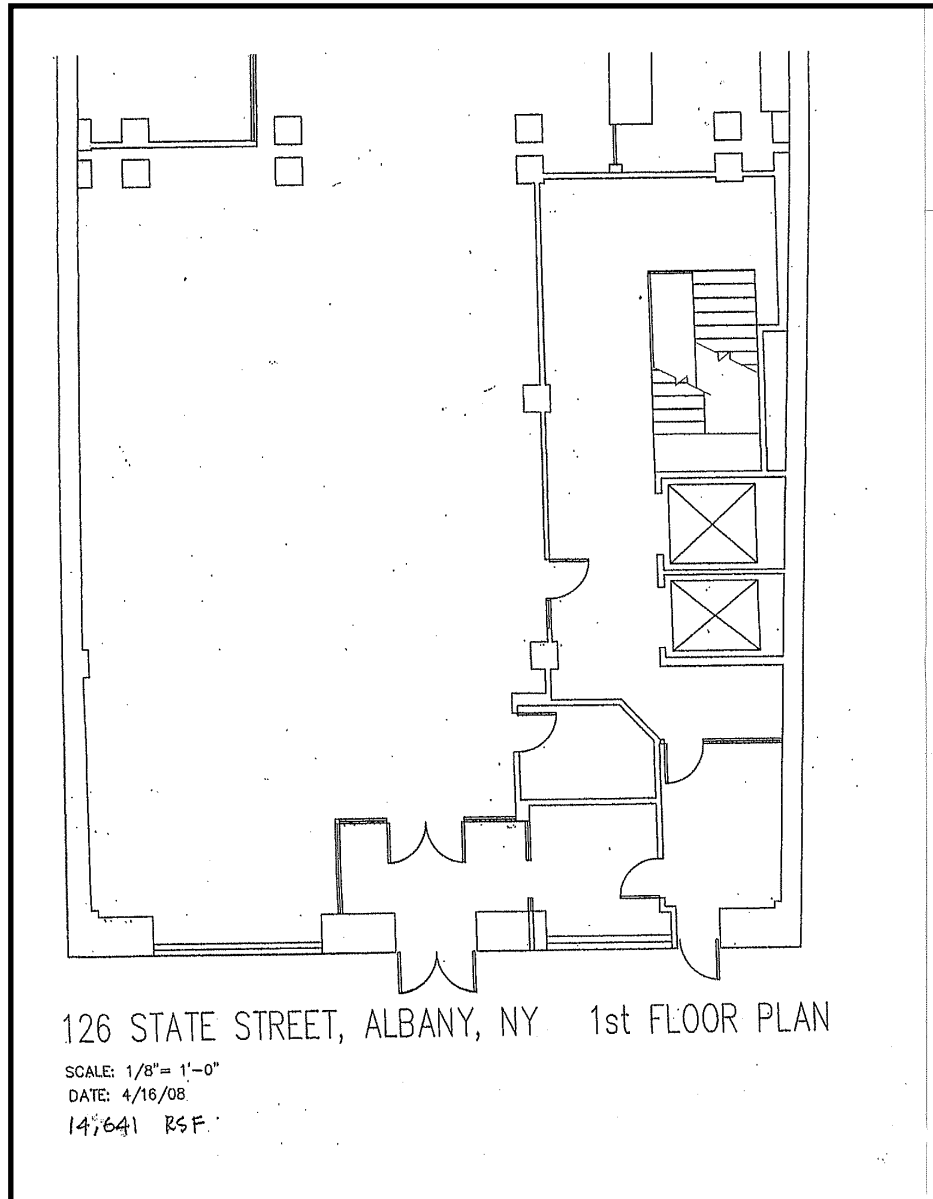
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**FOR  
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# 126 STATE STREET

ALBANY, NY

**FIRST  
FLOORPLAN**



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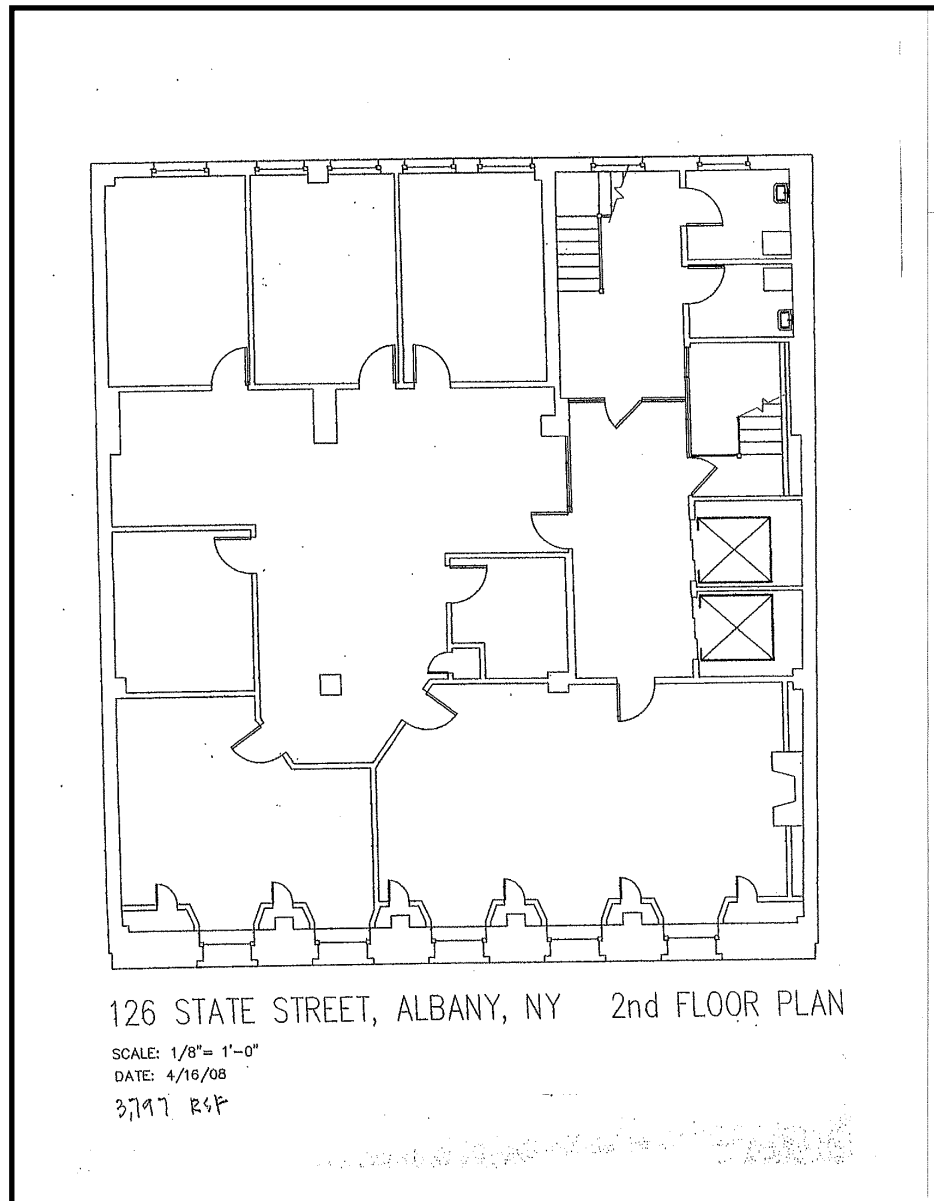
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**FOR  
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# 126 STATE STREET

ALBANY, NY

**SECOND  
FLOORPLAN**



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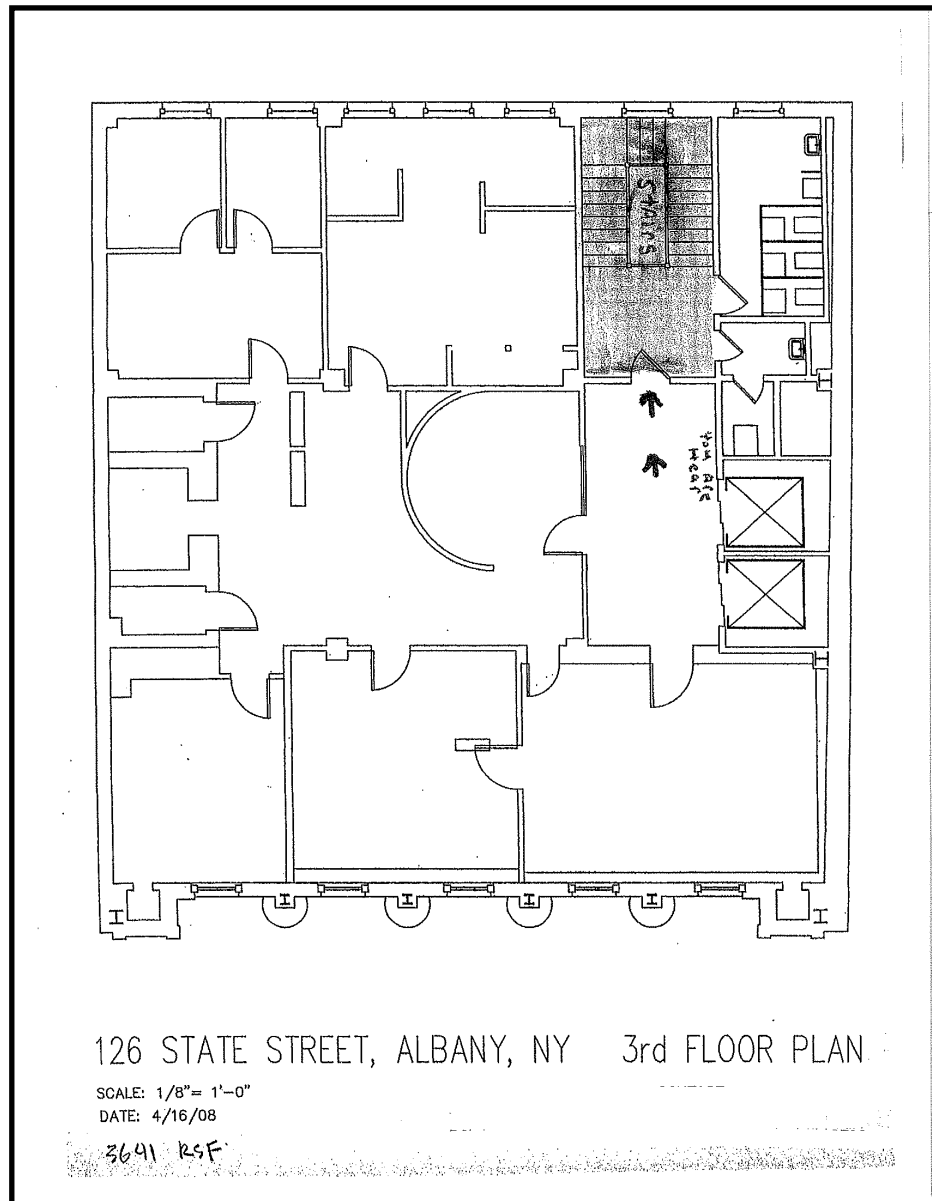
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**FOR  
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# 126 STATE STREET

ALBANY, NY

**THIRD  
FLOORPLAN**



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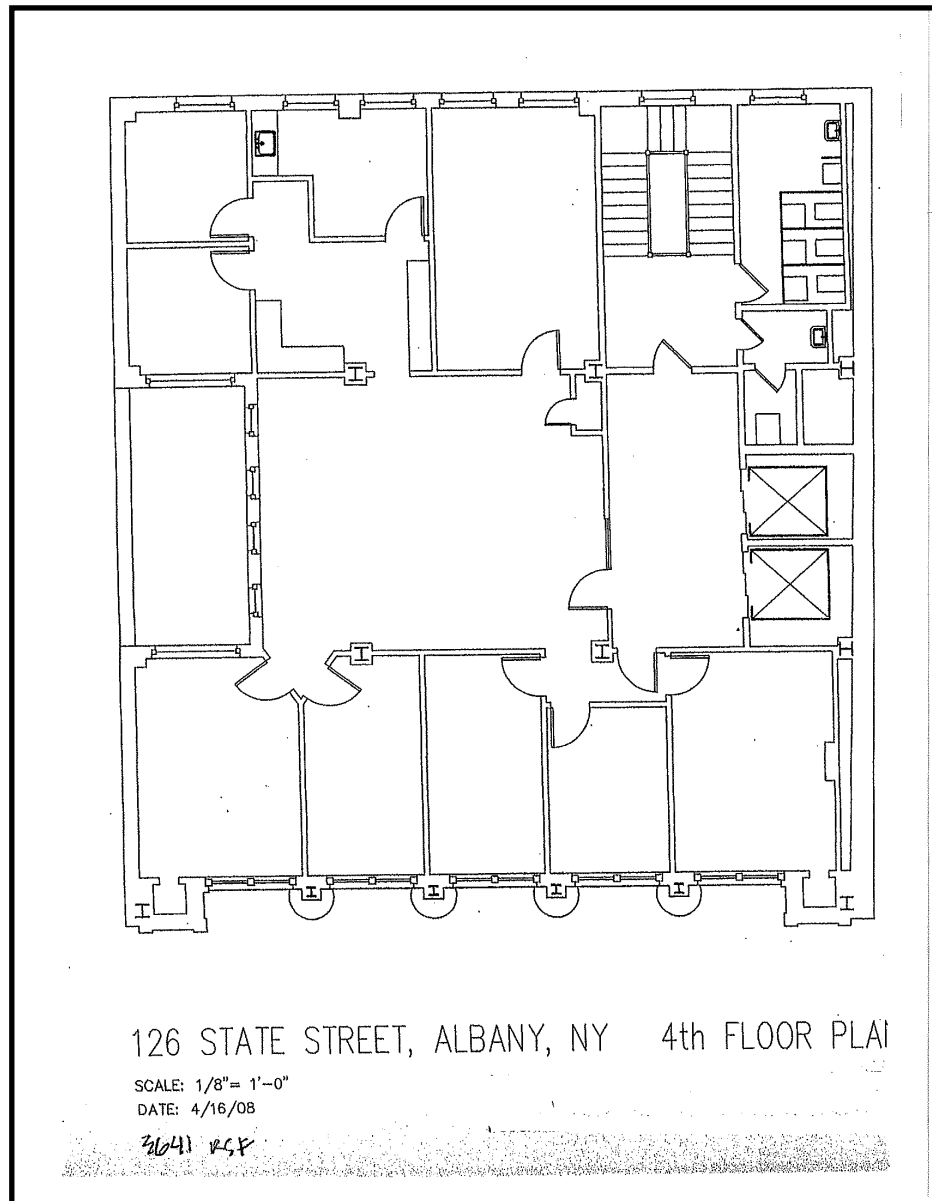
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**FOR  
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# 126 STATE STREET

ALBANY, NY

**FORTH  
FLOORPLAN**



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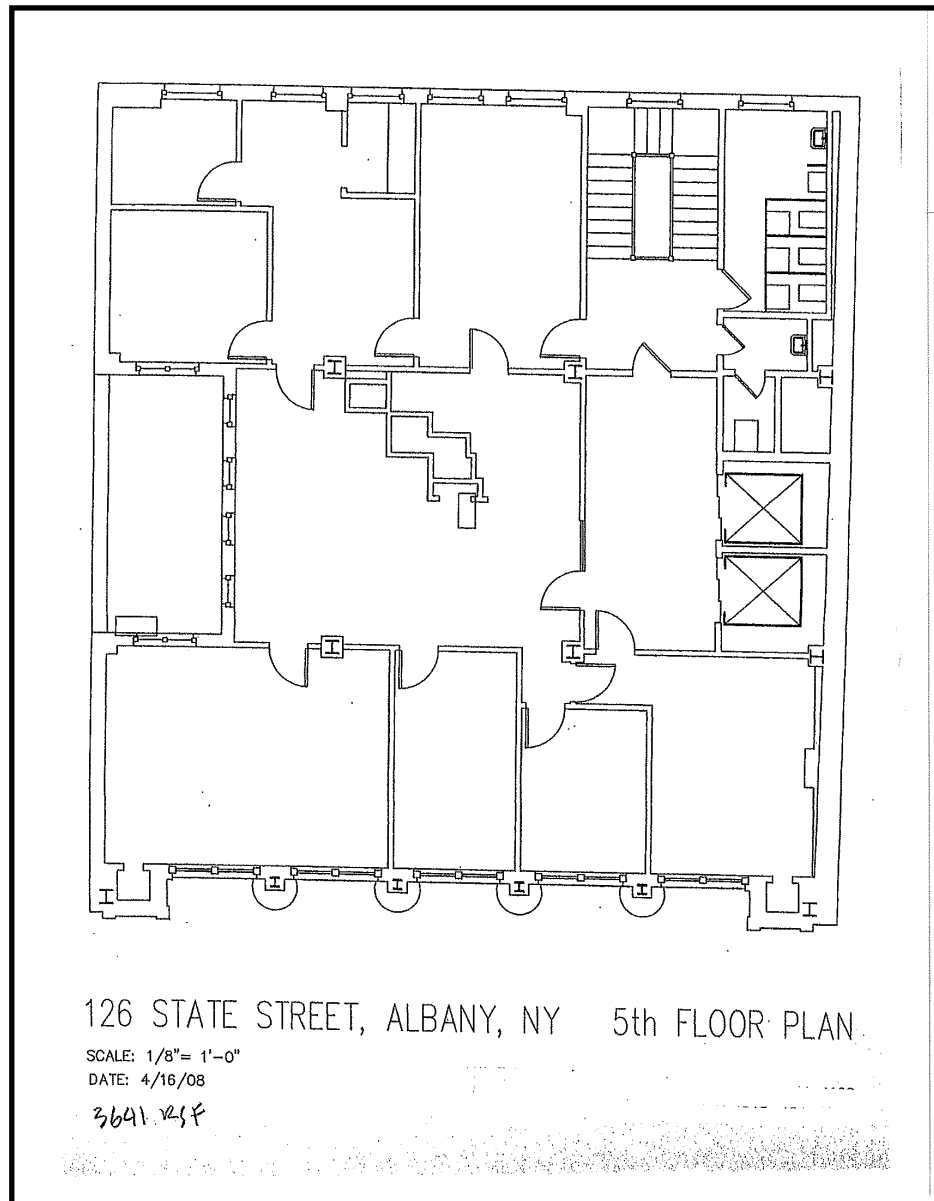


**FOR  
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# 126 STATE STREET

ALBANY, NY

**FIFTH  
FLOORPLAN**



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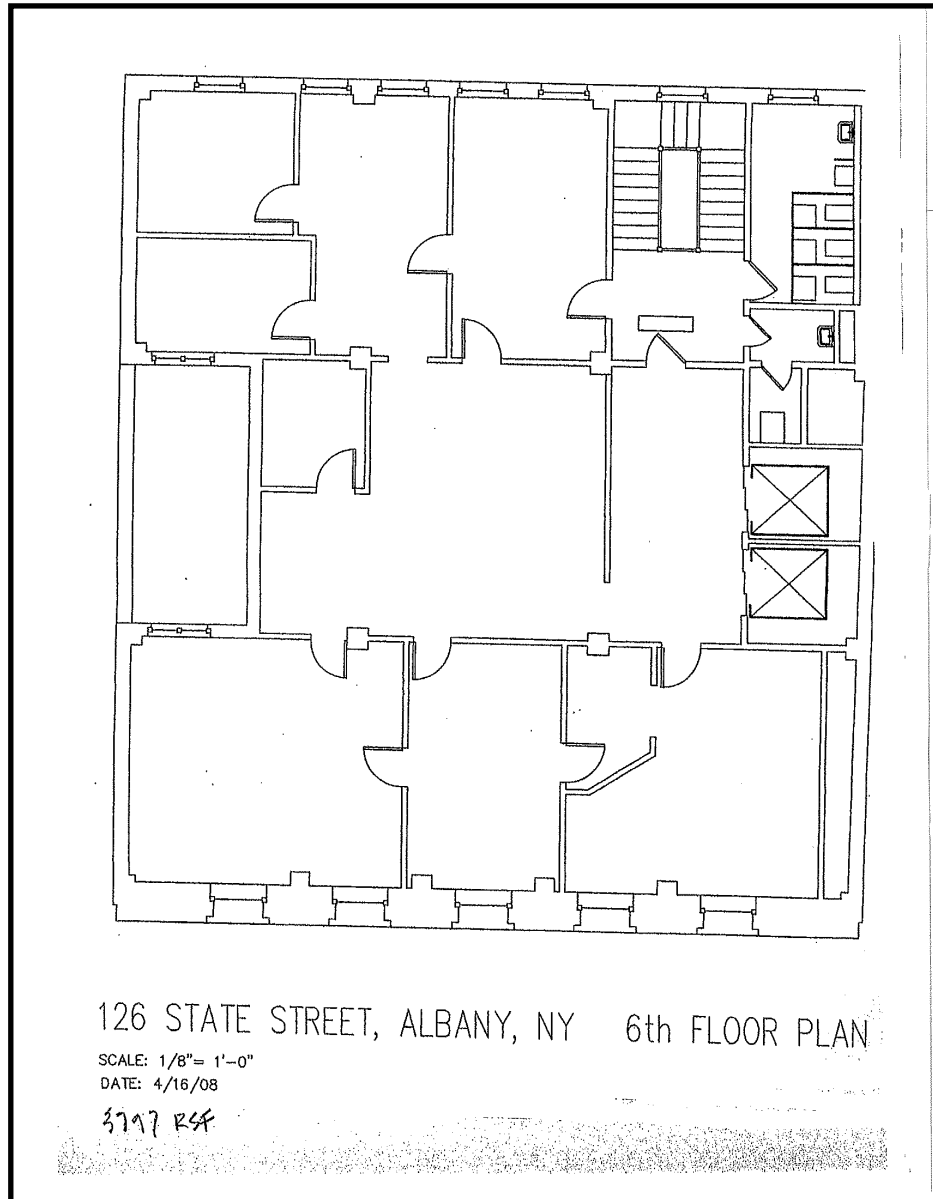
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**FOR  
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# 126 STATE STREET

ALBANY, NY

**SIXTH  
FLOORPLAN**



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