

29 N. Pearl St. for Lease

(first time available after 30 years of a national tenancy)

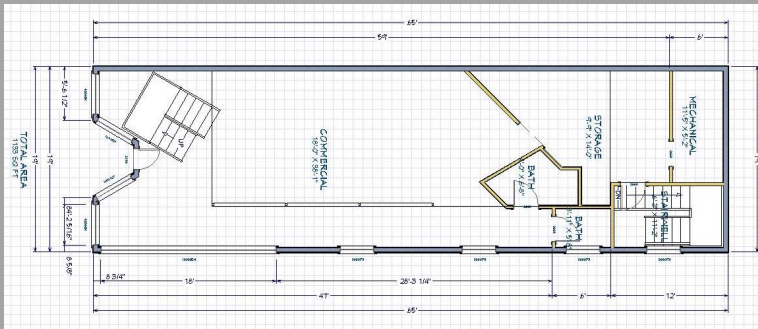


1,133 square feet of ground level retail space with a 798 square feet mezzanine area.

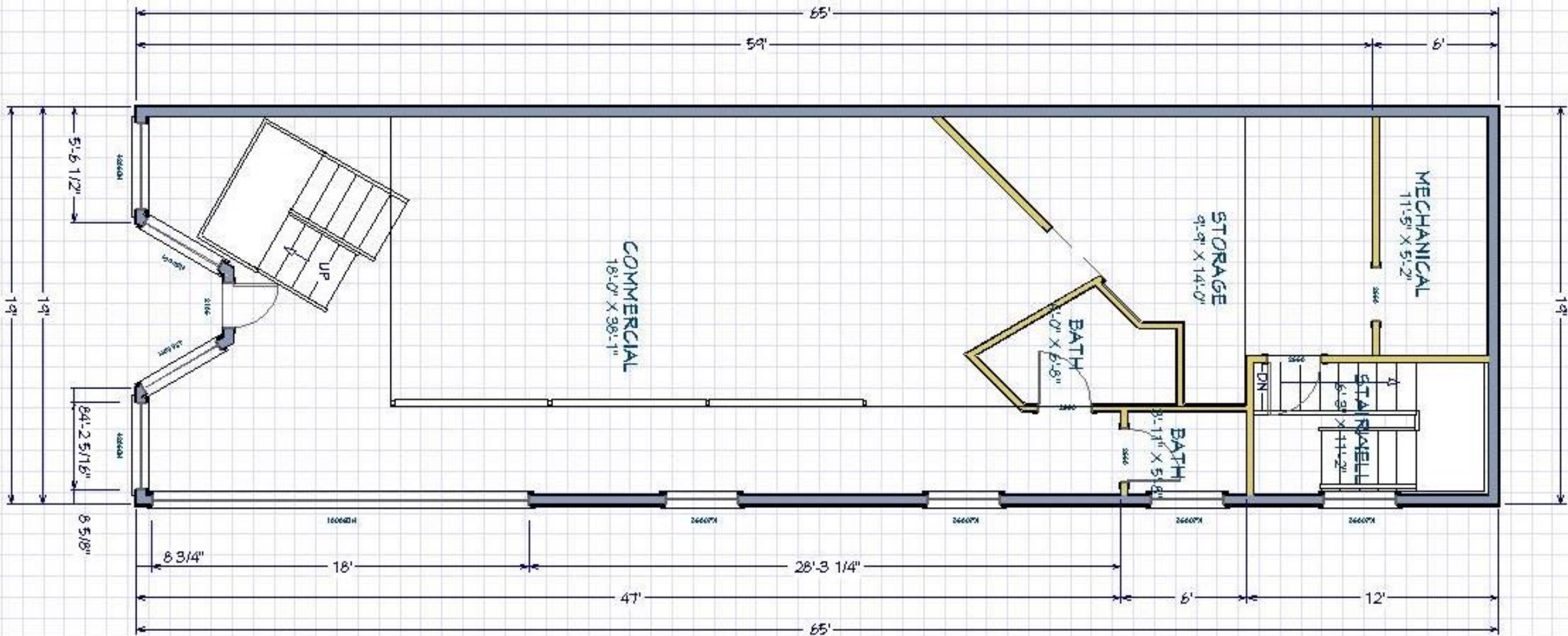
Restaurant infrastructure in place with full ventilation and grease trap.

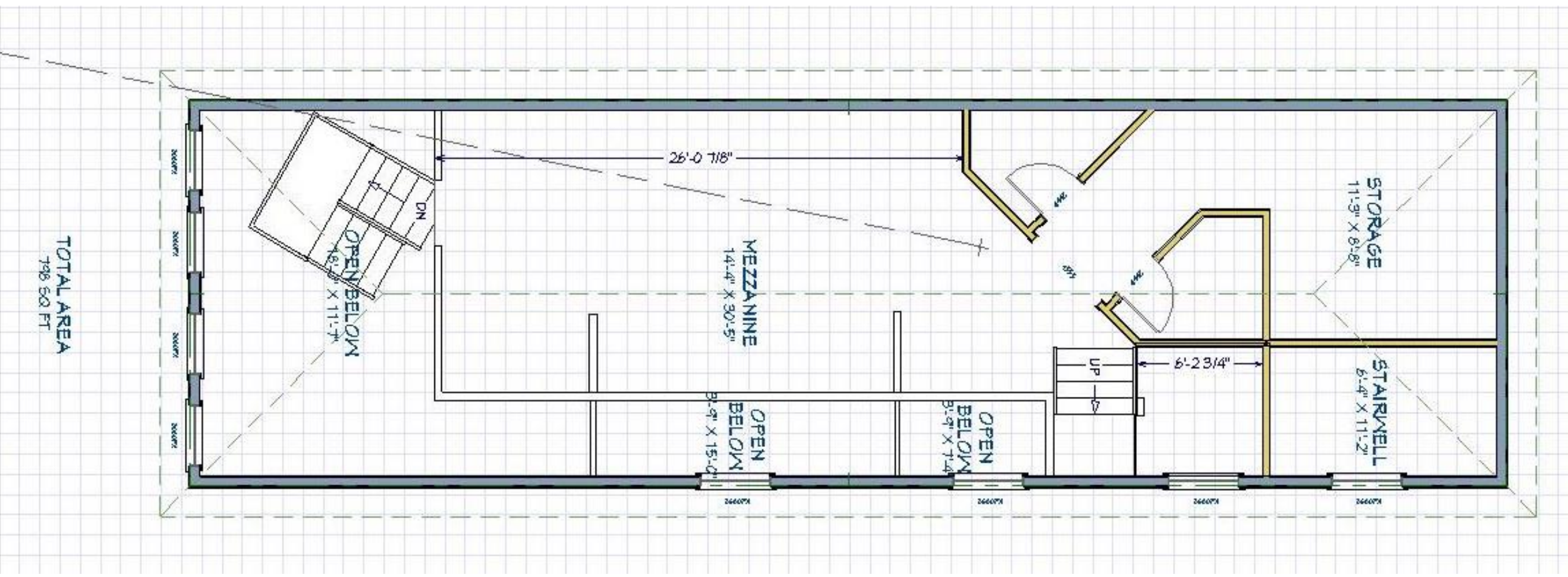
Located at the intersection of N. Pearl St. and Maiden Ln. – the primary retail corridor for downtown Albany.

Offered at \$3,250 / month NNN with negotiable tenant improvement packages.



TOTAL AREA
1139 SQ. FT.





TOTAL AREA
796 SQ. FT.

STORAGE
11'-9" X 8'-8"

STAIRWELL
6'-4" X 11'-2"

MEZZANINE
14'-4" X 30'-5"

OPEN BELOW
14'-9" X 11'-7"

OPEN BELOW
15'-0" X 8'-9"

OPEN BELOW
8'-9" X 11'-4"

20x07 1/2
20x07 1/2
20x07 1/2
20x07 1/2

K00992
K00992
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26'-0" 7/8"

6'-2 3/4"

DN

UP

Offered full side building
identifiable color(s).



Signage Available
viewable from S. State.