



66 SOUTH PEARL STREET

ALBANY, NY 12207



**Pyramid Brokerage  
Company**

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## PROPERTY HIGHLIGHTS:

Class A office space available ranging from 1,000± SF to 20,325± SF (full floor) with contiguous floors that can be combined to accommodate larger tenants up to 40,431± SF. One parking space per 1,000± SF available in attached building garage. Very attractive tenant improvement packages are available for credit tenants.

## FEATURES:

- Panoramic views of the Catskill Mountains, Empire State Plaza, Downtown, & the Hudson River
- Located in the heart of Albany's Central Business District and across from the Times Union Center
- Recent upgrades to lobby and common areas
- 12 Stories
- 4 Elevators
- 1 Loading Dock
- 165± private parking garage with surface parking and public lots also available

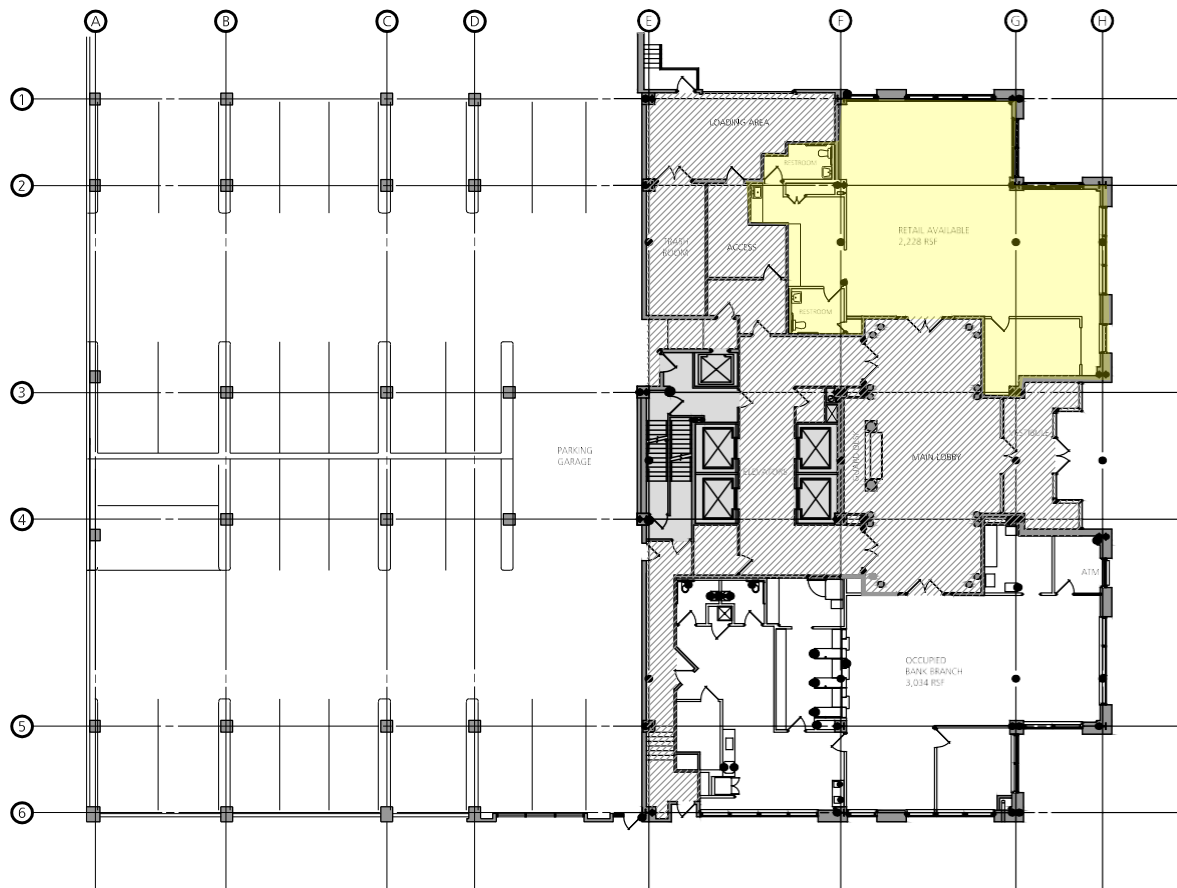




# PHOTOS



# FLOOR PLANS

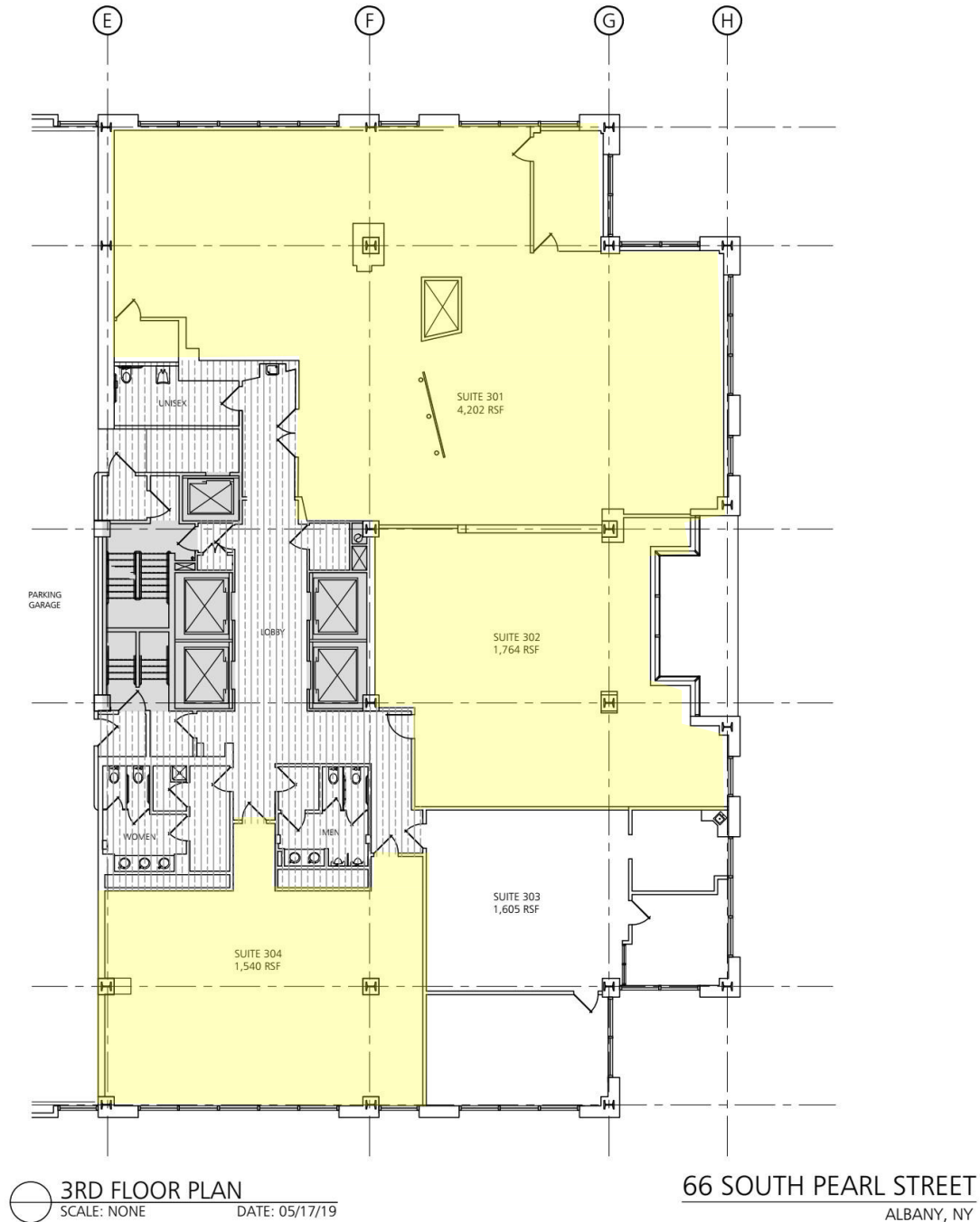


1ST FLOOR PLAN  
SCALE: NONE  
5,262 RSF

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1<sup>st</sup> Floor Plan  
2,228± SF Available  
(Office or Retail)

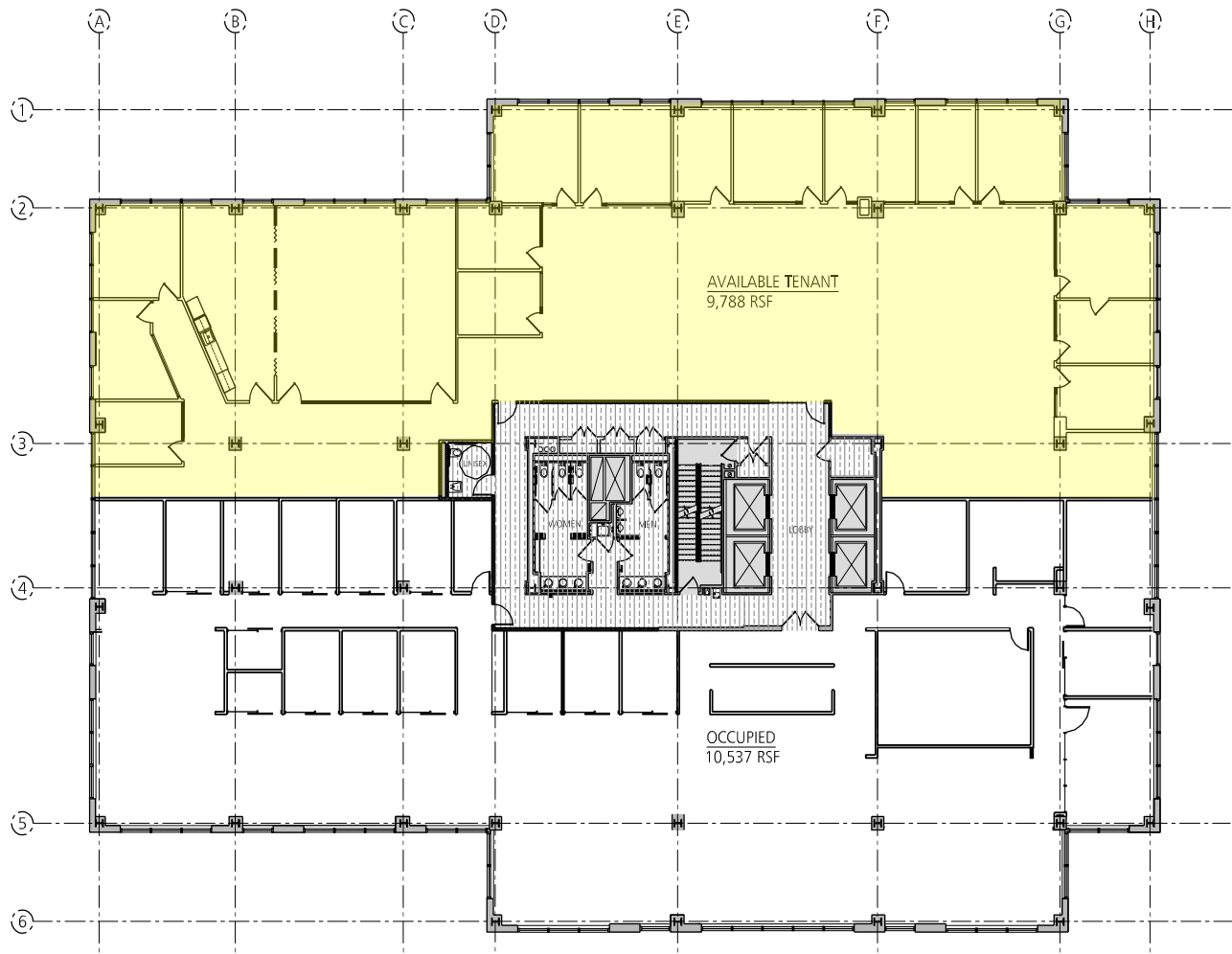
# FLOOR PLANS



3<sup>rd</sup> Floor Plan  
7,506± SF Available  
(Full Floor – can be subdivided)



# FLOOR PLANS



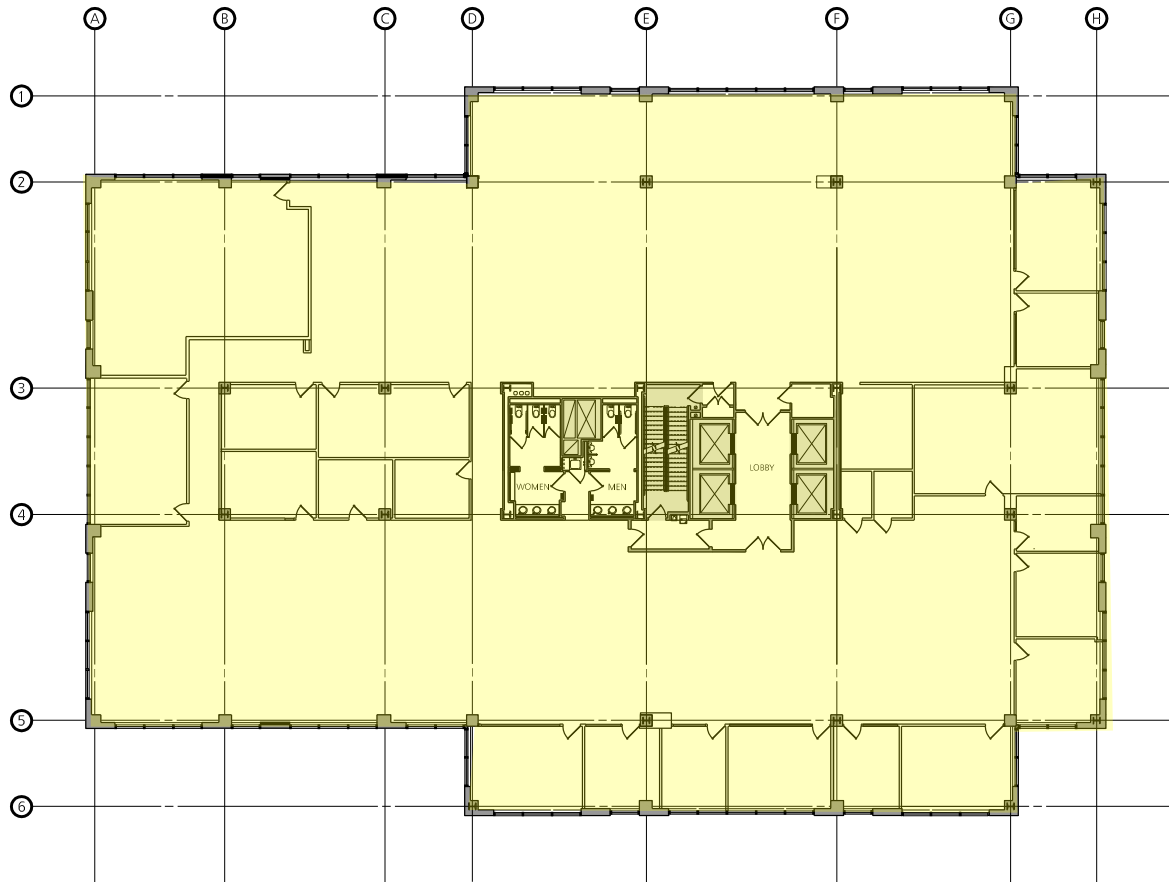
4TH FLOOR PLAN - MULTI-TENANT PROPOSED TENANT  
SCALE: NONE

DATE: 01/18/18

66 SOUTH PEARL STREET  
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4<sup>th</sup> Floor Plan  
9,788± SF Available  
(Can be subdivided)

# FLOOR PLANS



8TH FLOOR PLAN

SCALE: NONE

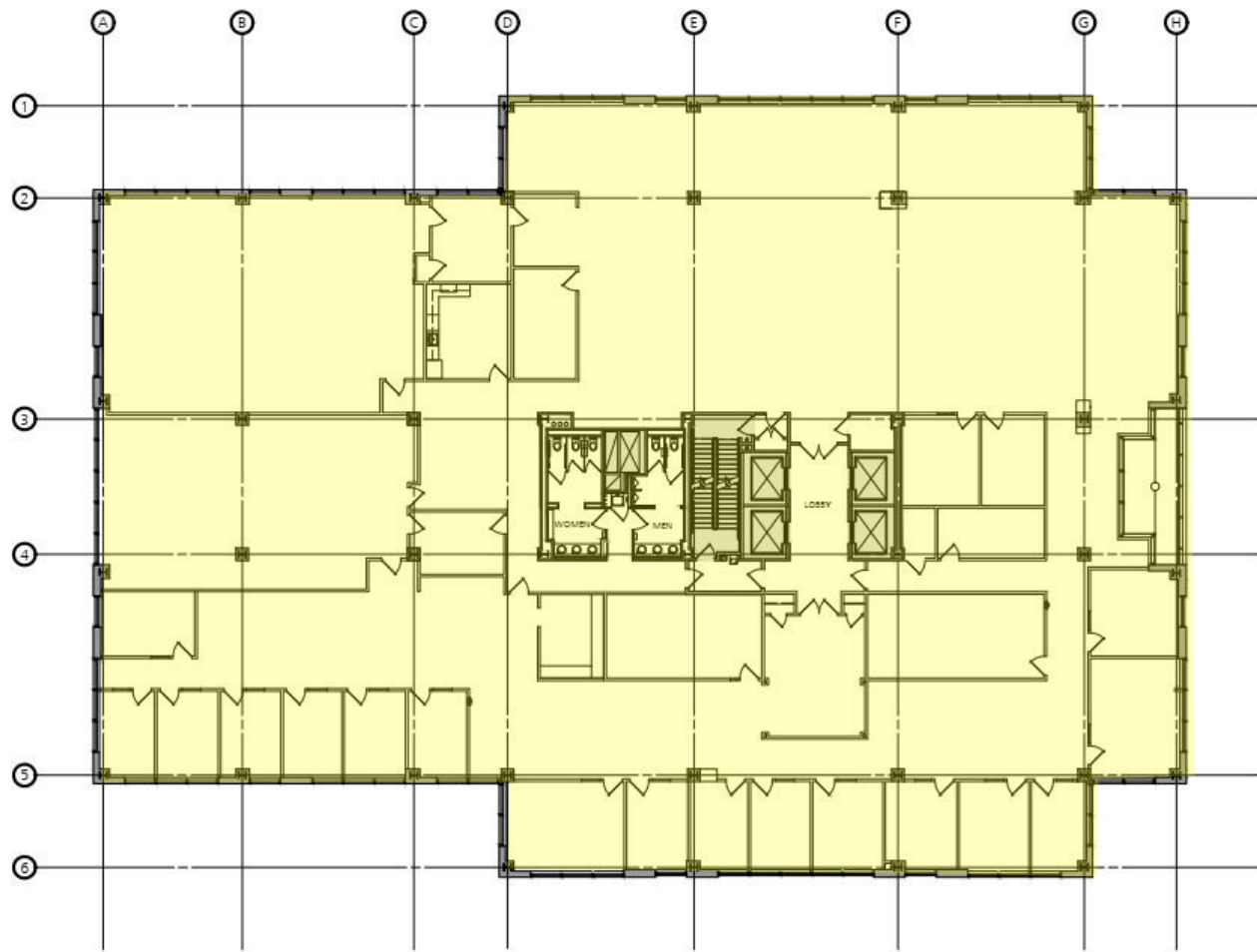
20,325 RSF

66 SOUTH PEARL STREET

ALBANY, NY

8<sup>th</sup> Floor Plan  
20,325± SF Available  
(Full Floor)

# FLOOR PLANS



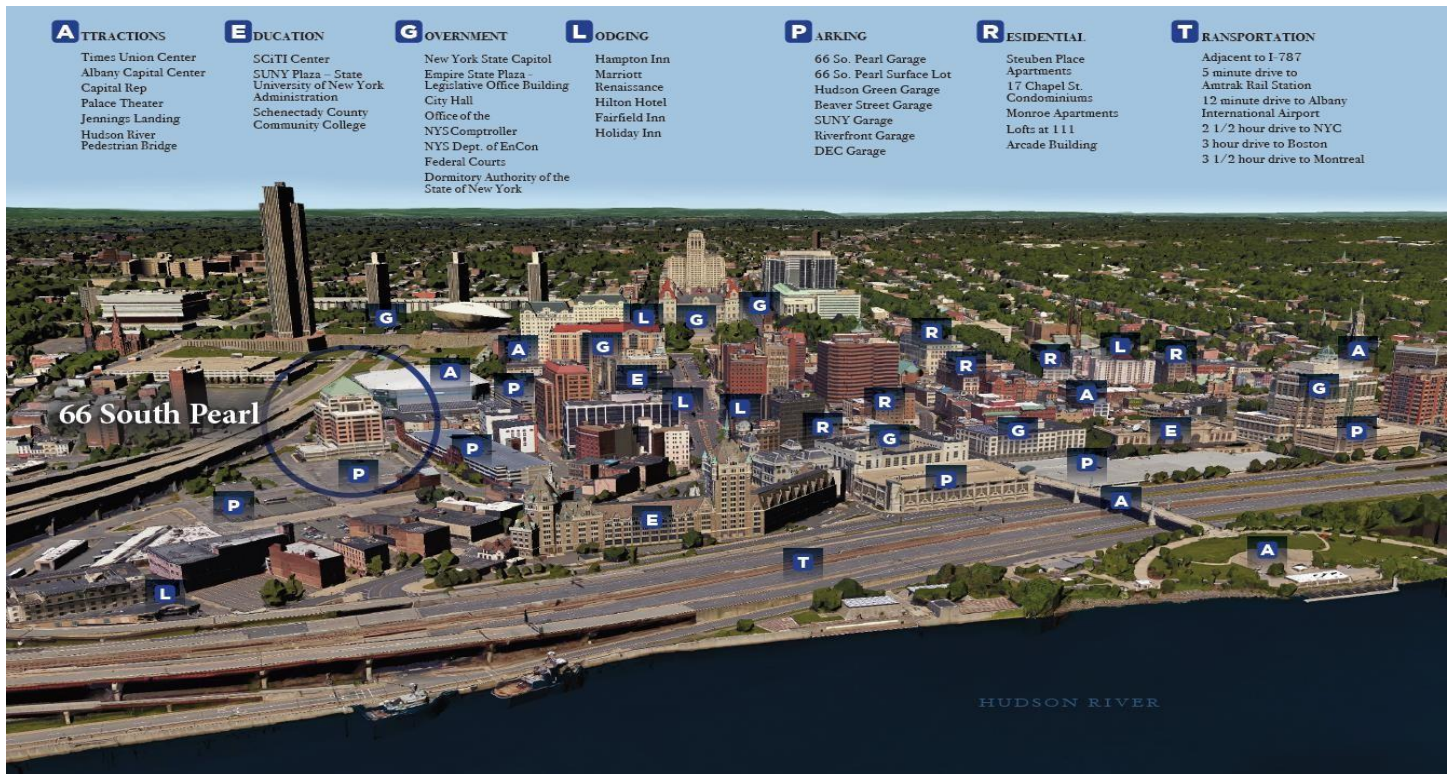
9TH FLOOR PLAN  
SCALE: NONE  
20,106 RSF

66 SOUTH PEARL STREET  
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9<sup>th</sup> Floor Plan  
20,106± SF Available  
(Full Floor)



## Property Location



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