

**FOR
LEASE**

677 BROADWAY

ALBANY, NEW YORK

DOWNTOWN ALBANY, NY CLASS A OFFICE



SPACE AVAILABLE RANGING FROM 2,520 SF TO 46,923 SF

DOWNTOWN ALBANY'S MOST PRESTIGIOUS ADDRESS

HOME TO 677 PRIME: UPSTATE NY'S PREMIER STEAKHOUSE

EASY ACCESS TO I-90 AND I-787

AMPLE ON-SITE GARAGED PARKING

PRIVATE BALCONIES WITH BREATHTAKING VIEWS

HEATED SIDEWALKS

24/7 SECURITY

NEW PROACTIVE OWNERSHIP

WILL SUBDIVIDE AND BUILD-TO-SUIT

AVAILABLE FOR LEASE
INQUIRE FOR PRICING

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



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**SPACE
AVAILABILITY**

| | | | |
|----|---|--|---|
| 12 |  STEWARD PARTNERS GLOBAL ADVISORY |  DLA PIPER |  Altria |
| 11 |  HARRIS BEACH ATTORNEYS AT LAW | | |
| 10 |  NIXON PEABODY | | |
| 9 | JacksonLewis | | |
| 8 | AVAILABLE 5,651 SF | AVAILABLE 9,990 SF | |
| 7 |  GW GARFUNKEL WILD, P.C. ATTORNEYS AT LAW |  INDEPENDENT FAMILY OFFICE |  DEROHANNESIAN & DEROHANNESIAN |
| 6 | AVAILABLE 7,187 SF | AVAILABLE 8,454 SF | |
| 5 | AVAILABLE 15,641 SF | | |
| 4 | AVAILABLE 15,641 SF | | |
| 3 |  HodgsonRuss ATTORNEYS | | AVAILABLE 2,520 SF |
| 2 |  charles SCHWAB |  P L A PATRICIA LYNCH ASSOCIATES INC. | |
| 1 |  R3-rads DISTRO EXCHANGES @ 677 BROADWAY ALBANY NY | 677 PRIME | |

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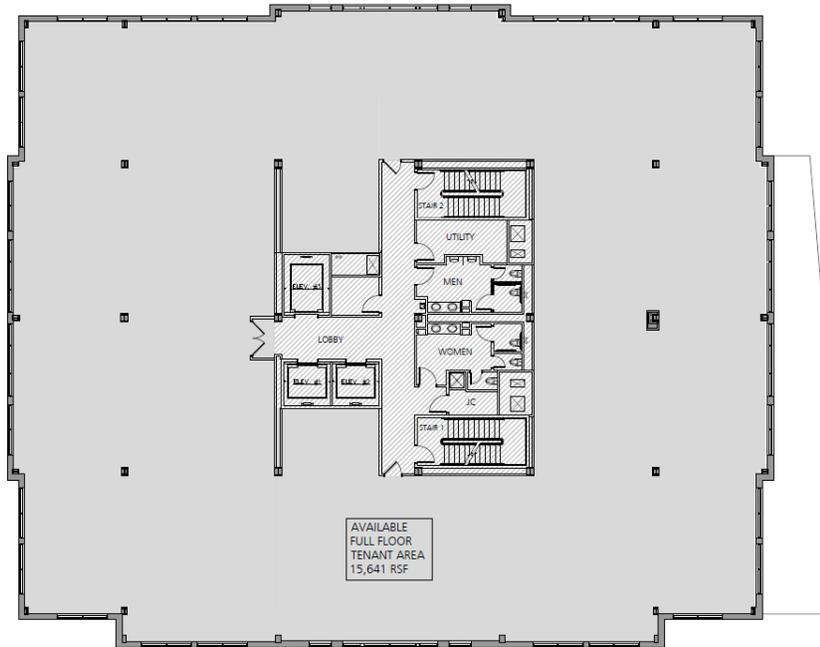
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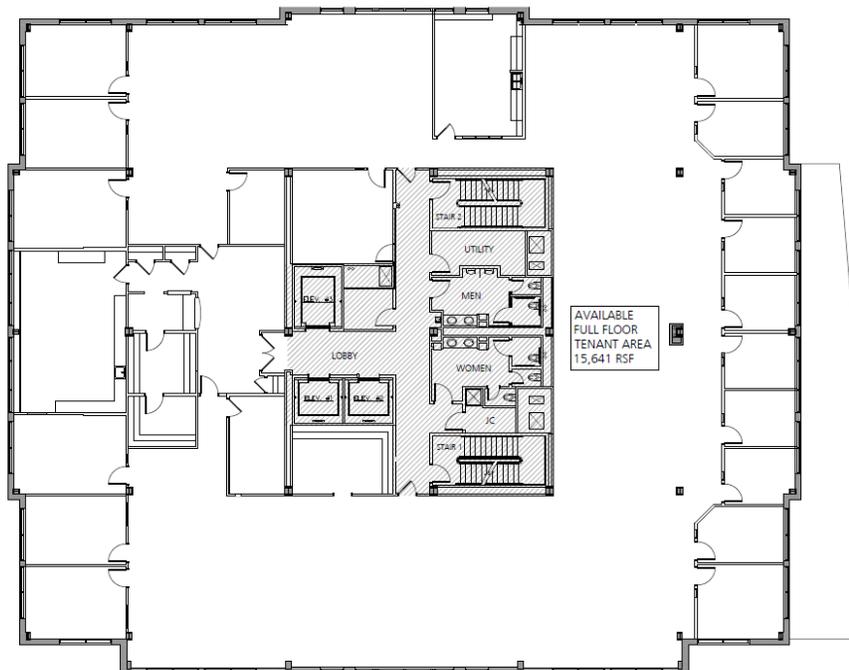
677 BROADWAY

ALBANY, NEW YORK

4TH FLOOR



4TH FLOOR EXISTING



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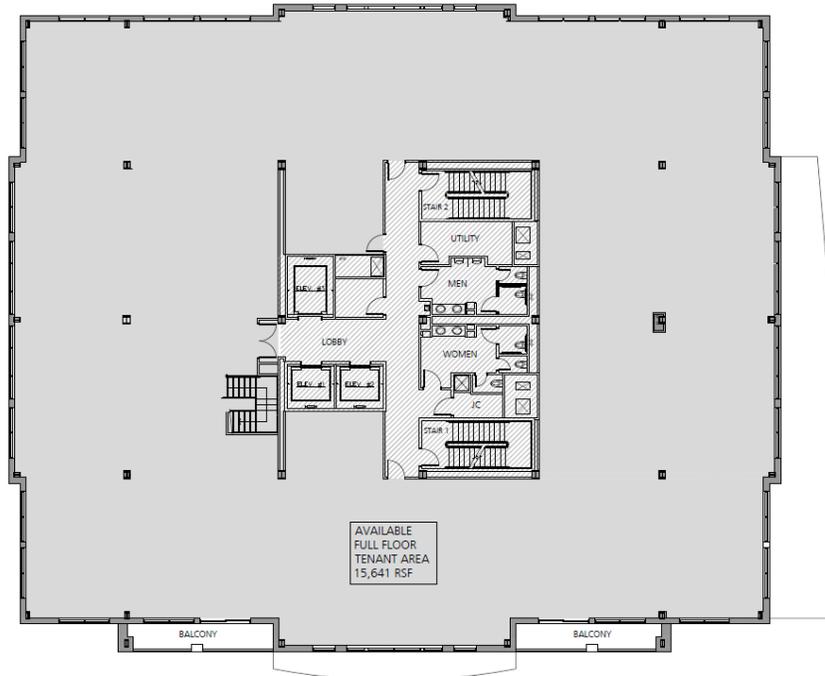
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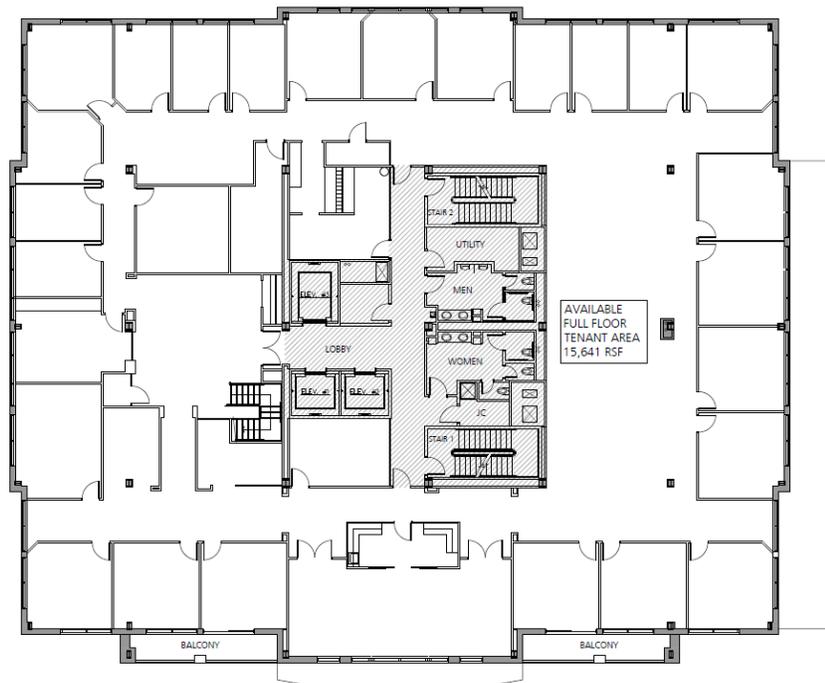
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ALBANY, NEW YORK

5TH FLOOR



5TH FLOOR EXISTING



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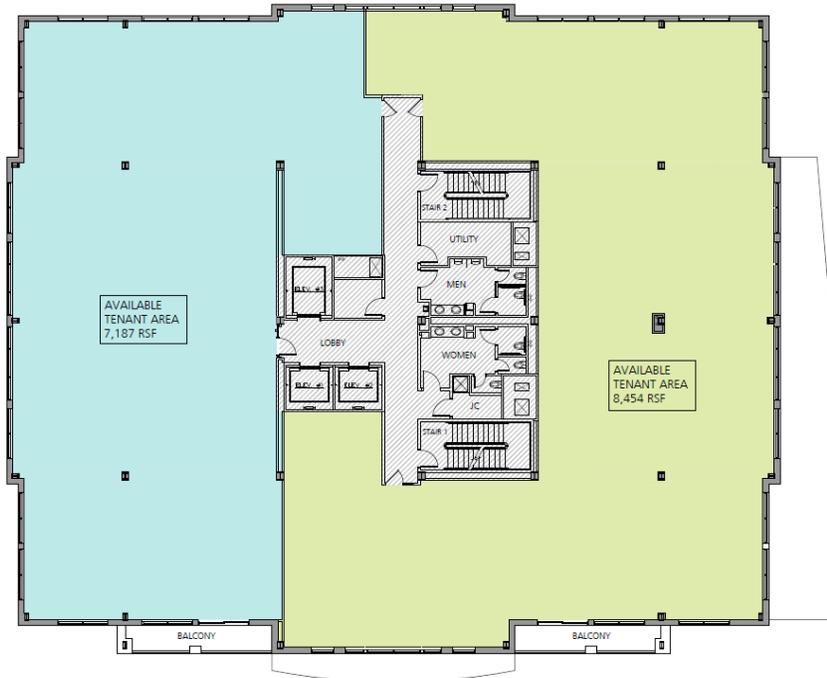
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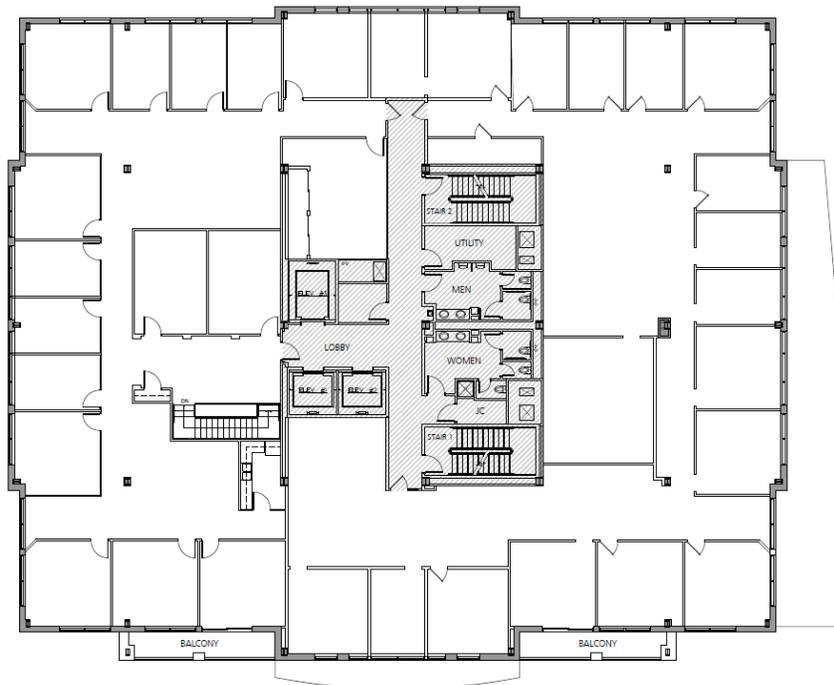
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ALBANY, NEW YORK

6TH FLOOR



6TH FLOOR EXISTING



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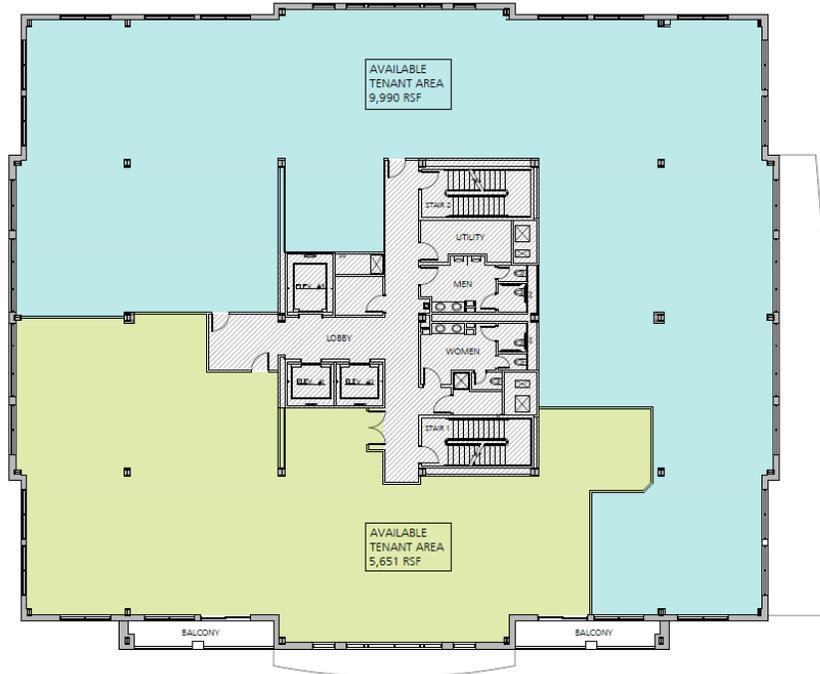
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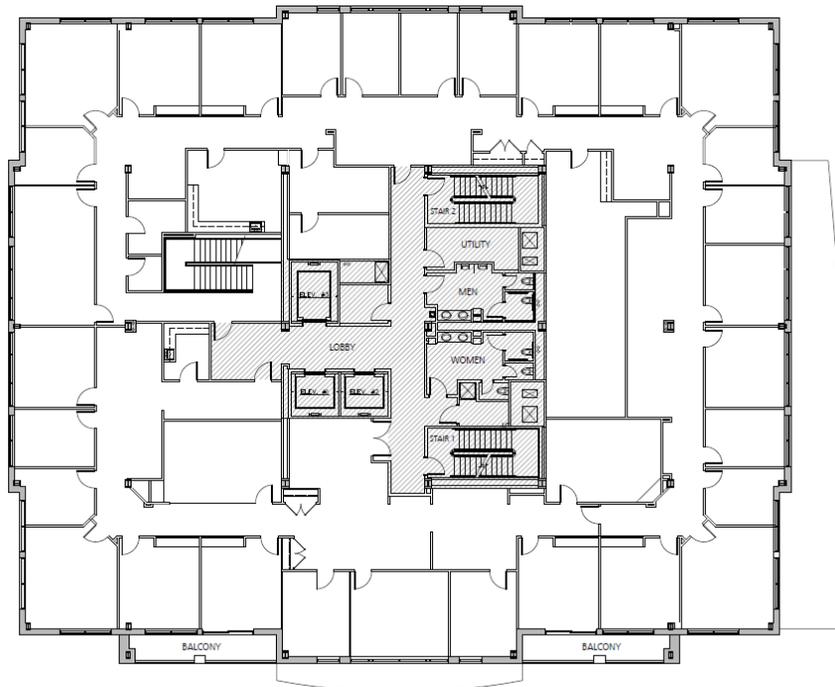
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8TH FLOOR



8TH FLOOR EXISTING



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PARKING



QUACKENBUSH GARAGE

879 Parking Spaces
9 EV Charging Spaces
18 ADA Accessible Spaces
Gated Access
Monitored 24/7
Touchless Entry & Exit

CORPORATE PARKING PASS

| | |
|-----------------|---------------------------|
| 1-14 Vehicles: | \$135 per month, per pass |
| 15-24 Vehicles: | \$125 per month, per pass |
| 25+ Vehicles: | \$115 per month, per pass |

For additional information, please contact:

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25 Orange Street
Albany, NY 12207
(518) 434-8886
customerservice@parkalbany.com
www.parkalbany.com



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