


FOR SUBLEASE

LUXURY CLASS A CO-WORKING OFFICE SPACE FOR LEASE

Property Highlights

- 1 private office and 1 private desk space available for sublease
- Leasing includes office furniture, utilities, high-speed Wi-Fi, private Wi-Fi network, copy/print equipment, cleaning and garbage, security, coffee and refreshments, shredding, etc
- Other amenities included in your lease are a modern lobby and coffee bar, access to three different conference rooms, podcast studio, secure storage, and more!
- Co-tenants include Upstate Wealth Consulting, MPW Marketing, Empower Business Strategies, Leadership Mohawk Valley, and other professional office users
- Join the Network @ 600 French Road family and have space you are excited to go to each morning and proud to bring clients to

Demographic	1 Mile	3 Miles	5 Miles
Population	8,286	71,052	106,771
Households	3,409	30,088	44,773
Average H.H. Income	\$67,379	\$76,947	\$78,314
Daytime Employees	7,051	40,271	56,459

Source: ESRI Business Analyst 2025

The Network
AT 600 FRENCH



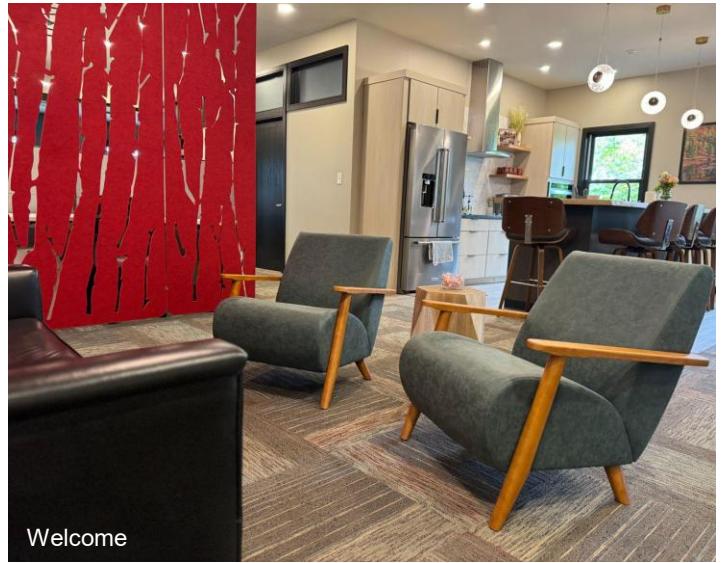
EXCLUSIVE CONTACT

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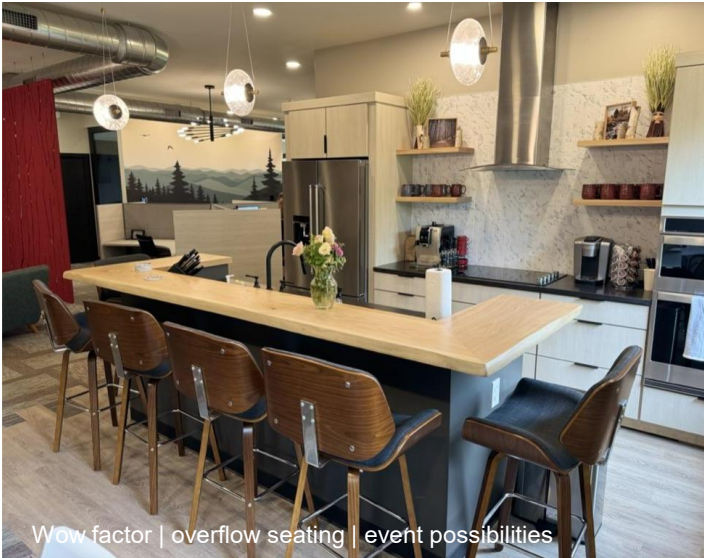
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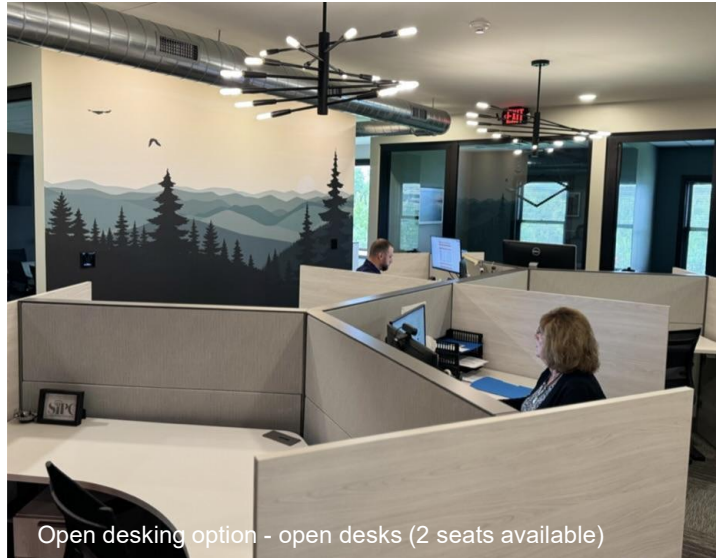
An entrance with real impact



Welcome



Wow factor | overflow seating | event possibilities



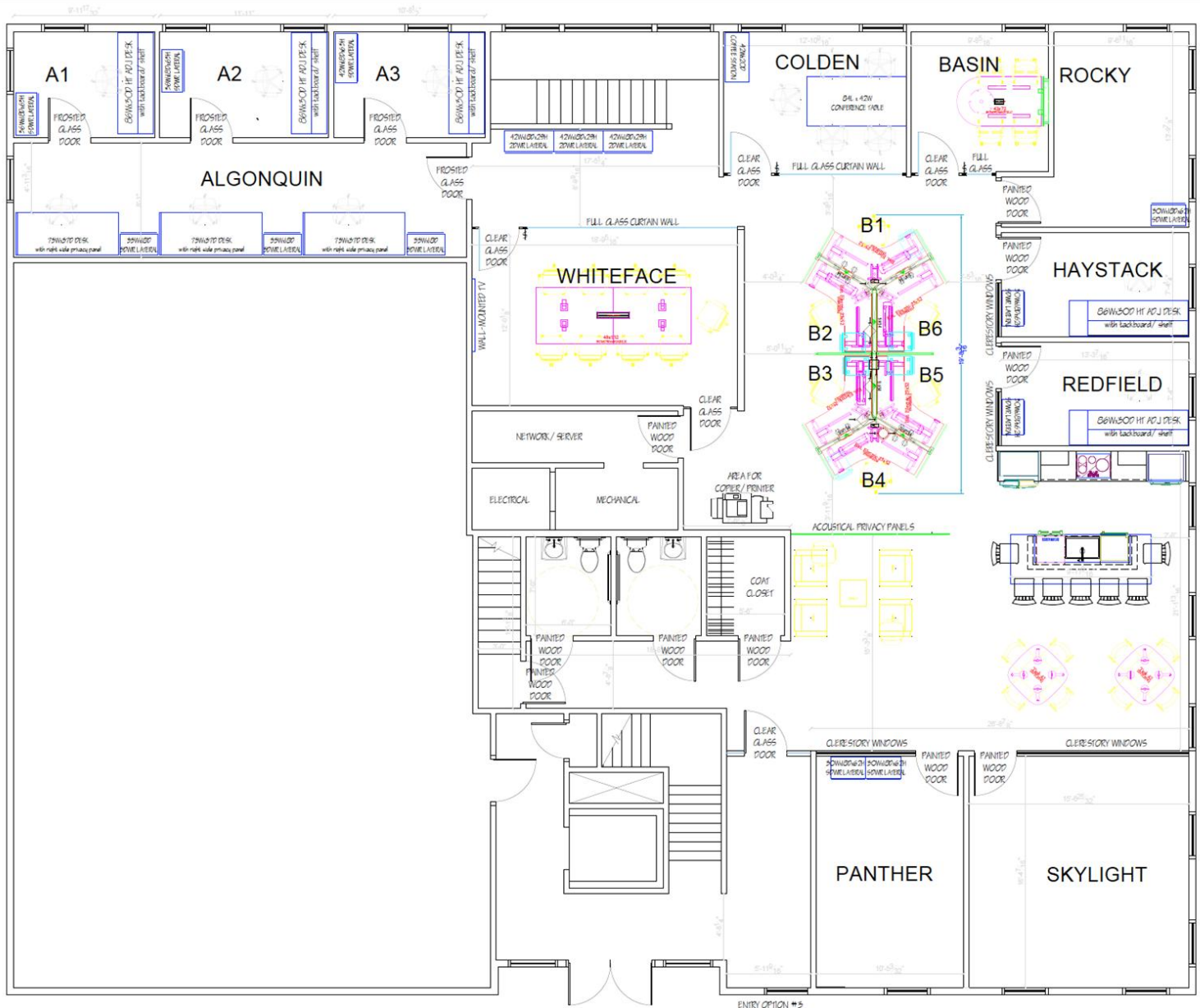
Open deskling option - open desks (2 seats available)



9x10 & 12x10 Meeting spaces



12x19, 10-seat conference rooms



PROPOSED LAYOUT

5-7 tenants

Entrance w/ logo experience

Comfortable modern lobby

Kitchen/Dining with 12 floating seats

8-10 person conference with video conferencing

3x Meeting Spaces (Colden, Rocky & Haystack)

- Two 9x10 4-top meeting room w/media wall

- 9x13 Studio / Podcast / Meeting Room

Private Offices & Seats

6-person Office Suite (Algonquin - *Upstate Wealth*)

Haystack (95ft - 7'6" x 12'6" - *MPW*)

Redfield (95ft - 7'6" x 12'6")

Panther - (178ft - 16' x 11') - *Empower*

Skylight - (250ft - 16' x 16') - *CS Arch*

Open Space with 6 workstations (*Various - 1 Open*)

The Network @ 600 French - Rental Cost Structure

Lease - 12 month commitment

Longer-term leases available with price lock for up to 3 years.

Monthly Rental Cost

	Desk/Office	Community Share	Total Monthly
Desk	\$350	\$750	\$1,100
2 x Desks	\$700	\$750	\$1,450
Small Office x 2 (95ft – 7'6" x 12'6")	\$700	\$750	\$1,450
Medium 2-3 Person (178ft – 16' x 11')	\$1,000	\$750	\$1,750
Large 3-4 Person (250ft – 16' x 16')	\$1,400	\$750	\$2,150

Included

Hard Costs

Quality Office Furniture
 Water, Heat & Light
 Highspeed Internet & IT
 Private Wifi Network
 Print/Copy Equipment
 Cleaning & Garbage
 Security System
 Coffee & Refreshments
 Shredding

Your Current Cost

Intangibles

Desirable Google Maps Location
 Floating workspaces for support/occasional workers
 Even possibilities with open kitchen

