

FOR LEASE

205 DELAWARE AVE

DELMAR, NEW YORK 12054

MOVE-IN READY
OFFICE SPACE
LOCATED
RIGHT IN THE
HEART OF
DELMAR



SINGLE OFFICE SUITES UP TO +/-1,960 SF AVAILABLE

- Prominent Delaware Avenue location
- Excellent visibility and building signage
- Strategic location just minutes from Downtown Albany
- Convenient access to I-87, I-90, and Route 85
- Ample on-site parking, including EV charging stations
- Access to shared conference room and employee breakroom
- Abundant natural light throughout the building
- Walkable location with nearby restaurants, coffee shops, banks, and retail services
- Located within one of the Capital Region's most desirable business and residential communities
- Strong local demographics and convenient access to a highly educated workforce
- Professionally managed by a proactive, owner-occupied landlord

AVAILABLE
FOR LEASE

UTILITIES,
INTERNET &
JANITORIAL
INCLUDED

FOR MORE
INFORMATION,
PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

AMBER HENSLEY
NYS Licensed Real Estate Salesperson
(518) 788-7206 mobile
Amber@CarrowRealEstateServices.com



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SECOND FLOOR



AVAILABLE

+/-800 SF

\$2,400 / Month

Utilities, internet and
janitorial included

\$850 / Month

Utilities, internet and
janitorial included

AVAILABLE

15'9" x 9'2"

AVAILABLE

6'7" x 8'1"

LEASED

15'8" x 11'3"

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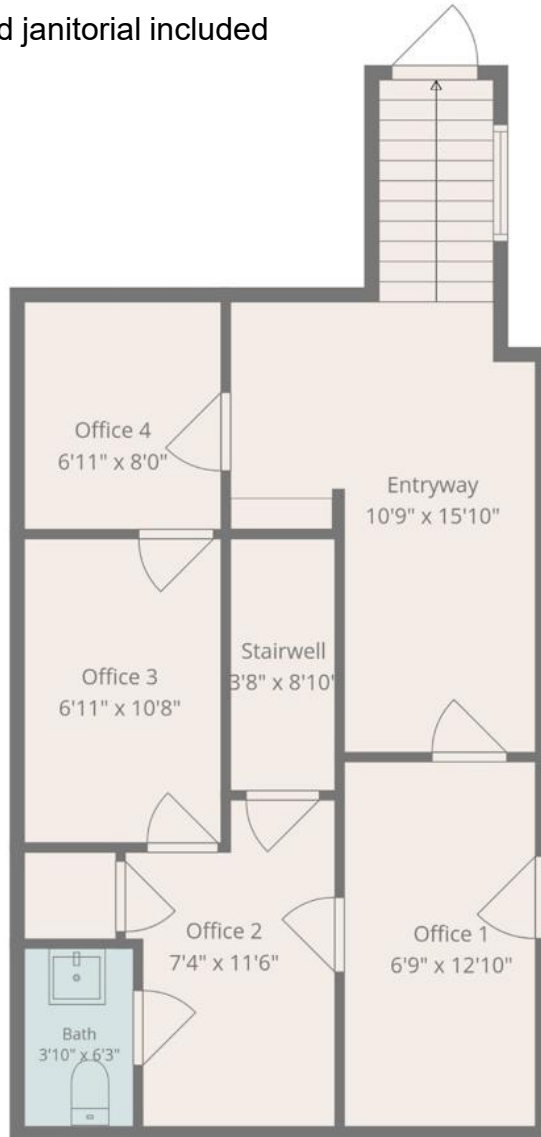
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LOWER LEVEL

+/-600 SF

\$1,200 / Month

Utilities, internet and janitorial included



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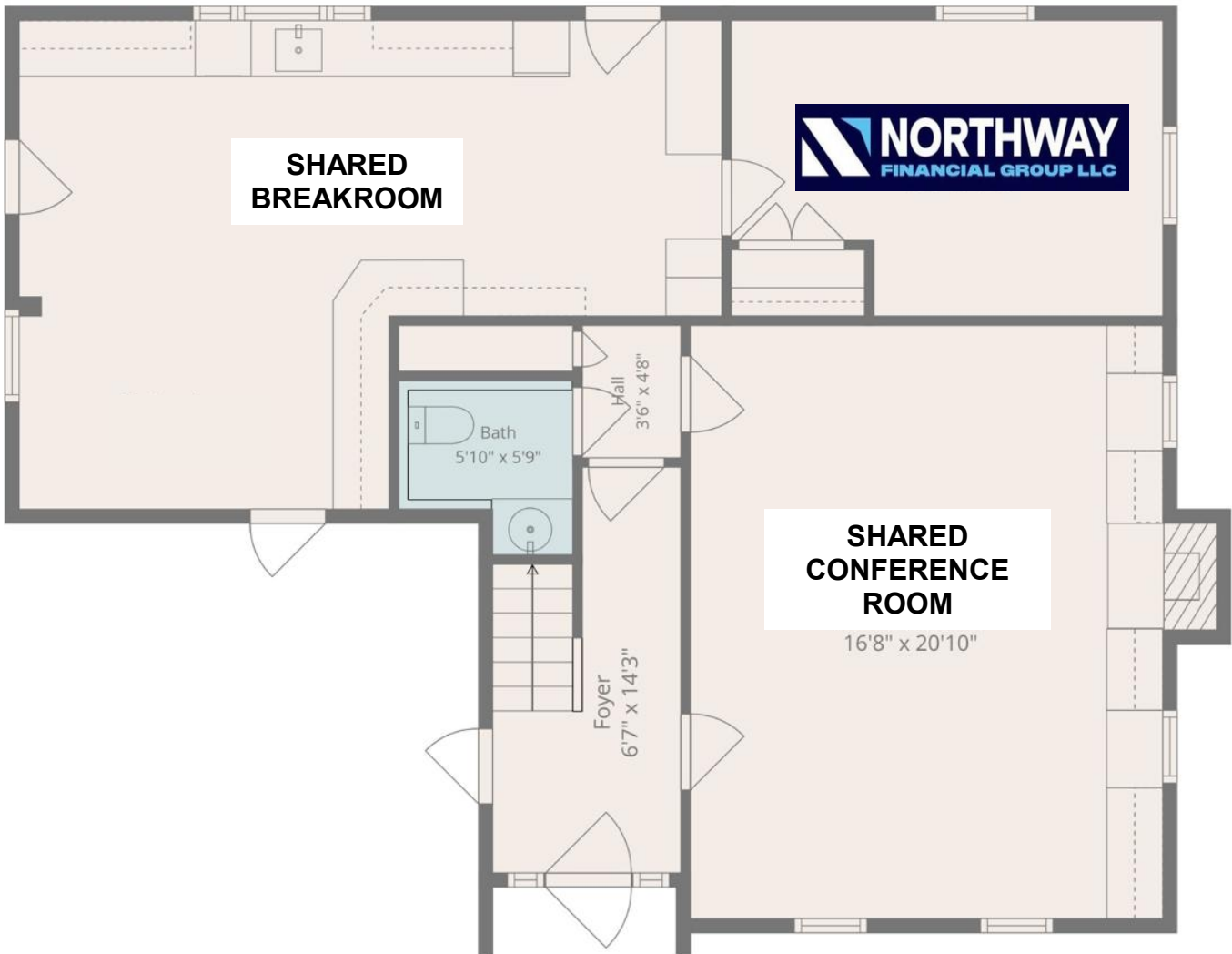
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FIRST FLOOR

SHARED AMENITIES



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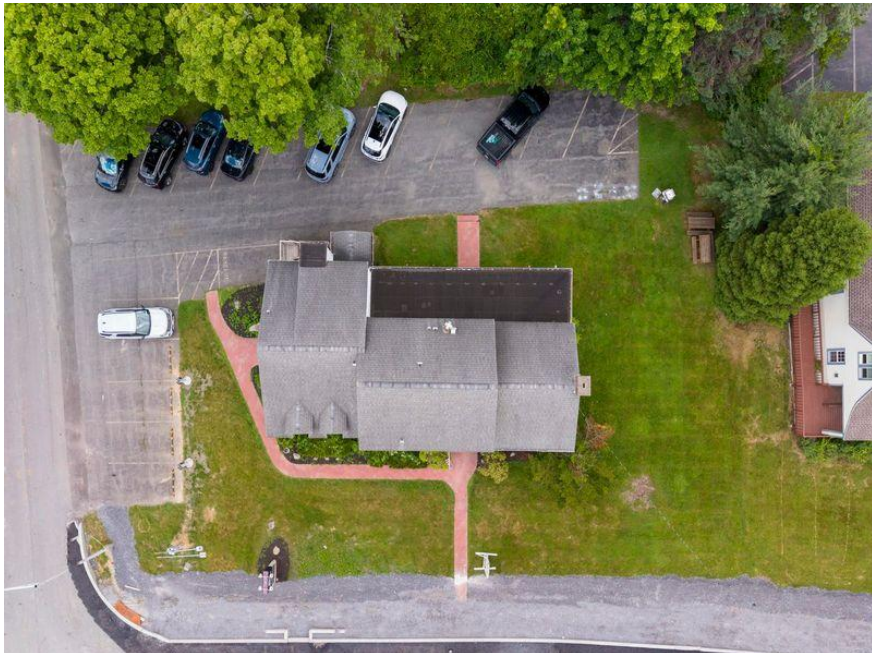
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