

FOR LEASE

30 S PEARL ST

ALBANY, NEW YORK 12207

DOWNTOWN
ALBANY
CENTRAL
BUSINESS
DISTRICT

CLASS A OFFICE



+/-1,160 SF TO +/-34,200 SF AVAILABLE

- New pro-active Landlord investing over \$10M+ in building upgrades
- Across from the MVP Arena in the heart of Downtown Albany
- Ample parking steps away in the Green & Hudson municipal garage
- Complete renovation of all common areas currently underway
- Fitness center, sauna, yoga studio complete with full locker rooms
- Grab n' go café, tenant lounge with fireplace and two-way aquarium
- Indoor golf simulator, racing simulators, and billiard table
- Private outdoor patio space ideal for breaks and informal meetings
- Easy and convenient access to all major highways
- Generous tenant improvement allowance packages
- Will sub-divide and turnkey build-to-suit

AVAILABLE
FOR LEASE:

INQUIRE
FOR
PRICING

PROPERTY OWNED & MANAGED BY:

JC JANKOW
COMPANIES

REAL ESTATE | DEVELOPMENT | MANAGEMENT

FOR MORE
INFORMATION,
PLEASE CONTACT

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

KYLE J. BRADLEY, CPA
NYS Associate Real Estate Broker
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Carrow
Real Estate Services

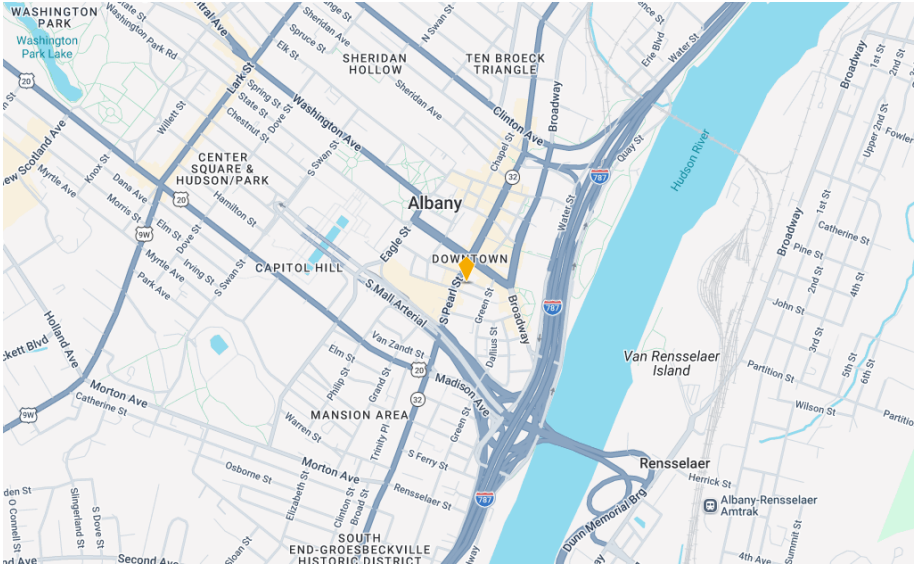
Adding Value Through Professional Real Estate Services

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LOCATED IN THE HEART OF DOWNTOWN ALBANY



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2nd FLOOR AMENITIES



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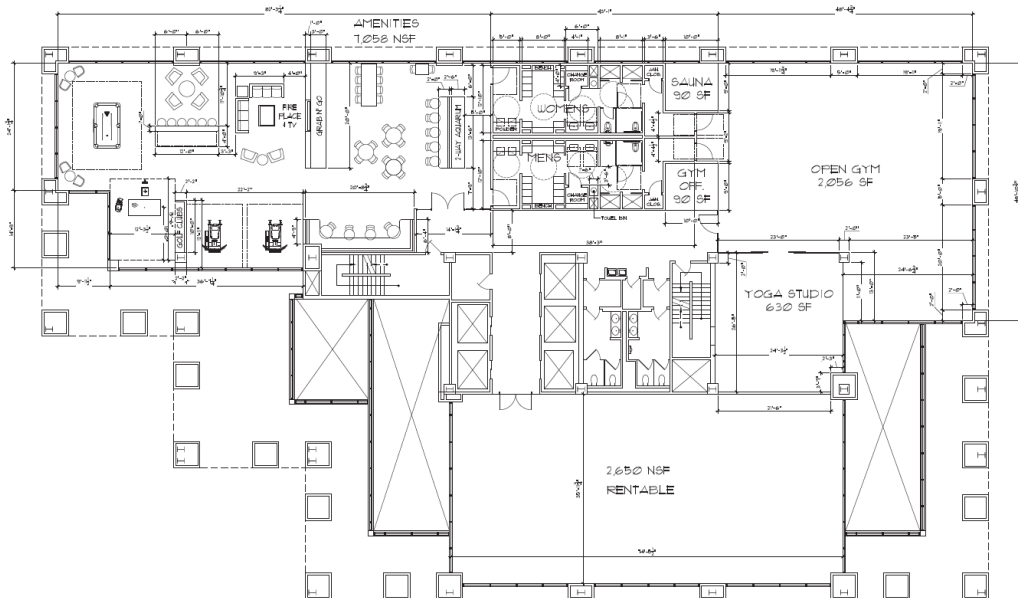
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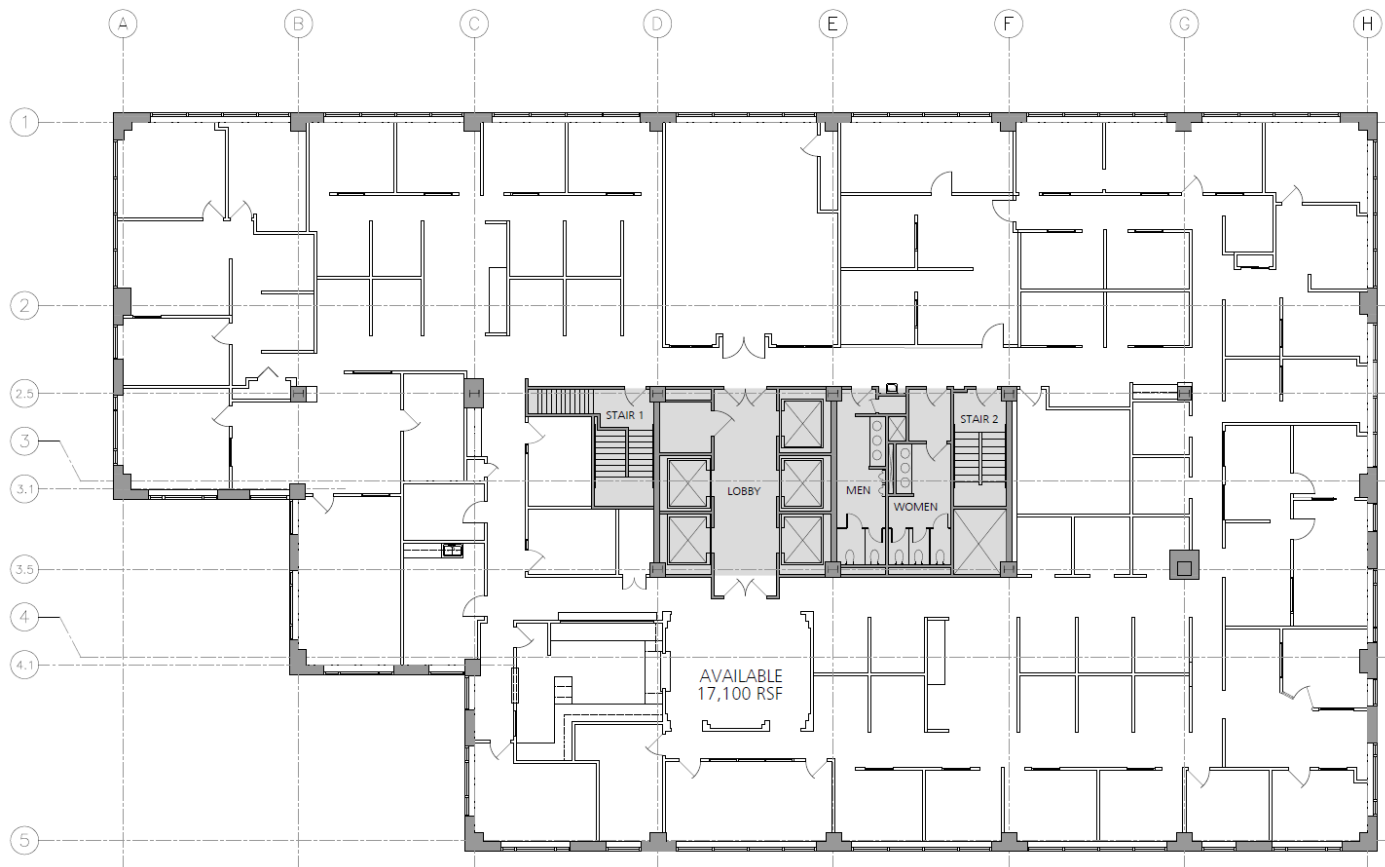


FOR LEASE

30 S PEARL ST

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3RD FLOOR
+/-17,100 SF
Entire Floor



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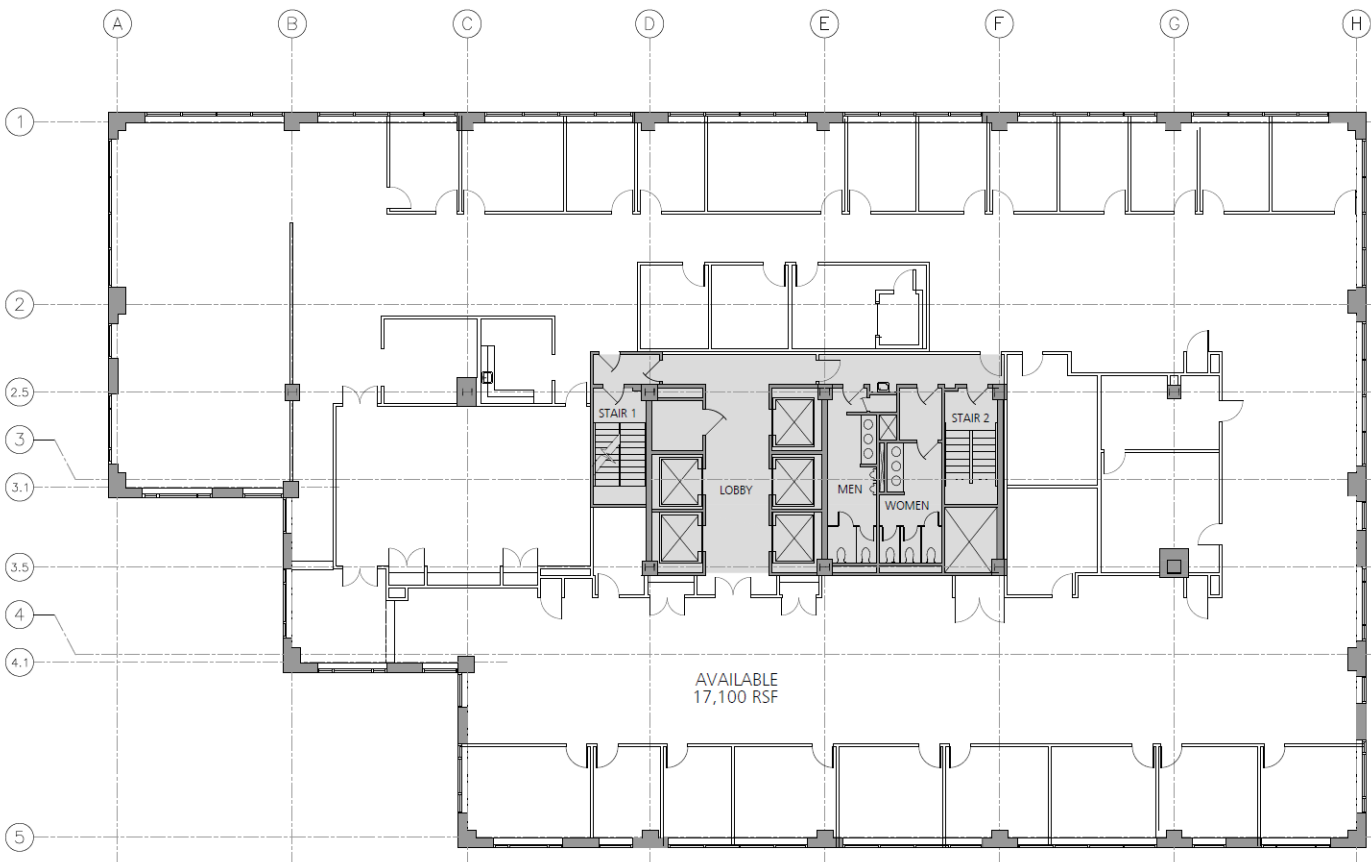


FOR LEASE

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4TH FLOOR
+/-17,100 SF
Entire Floor



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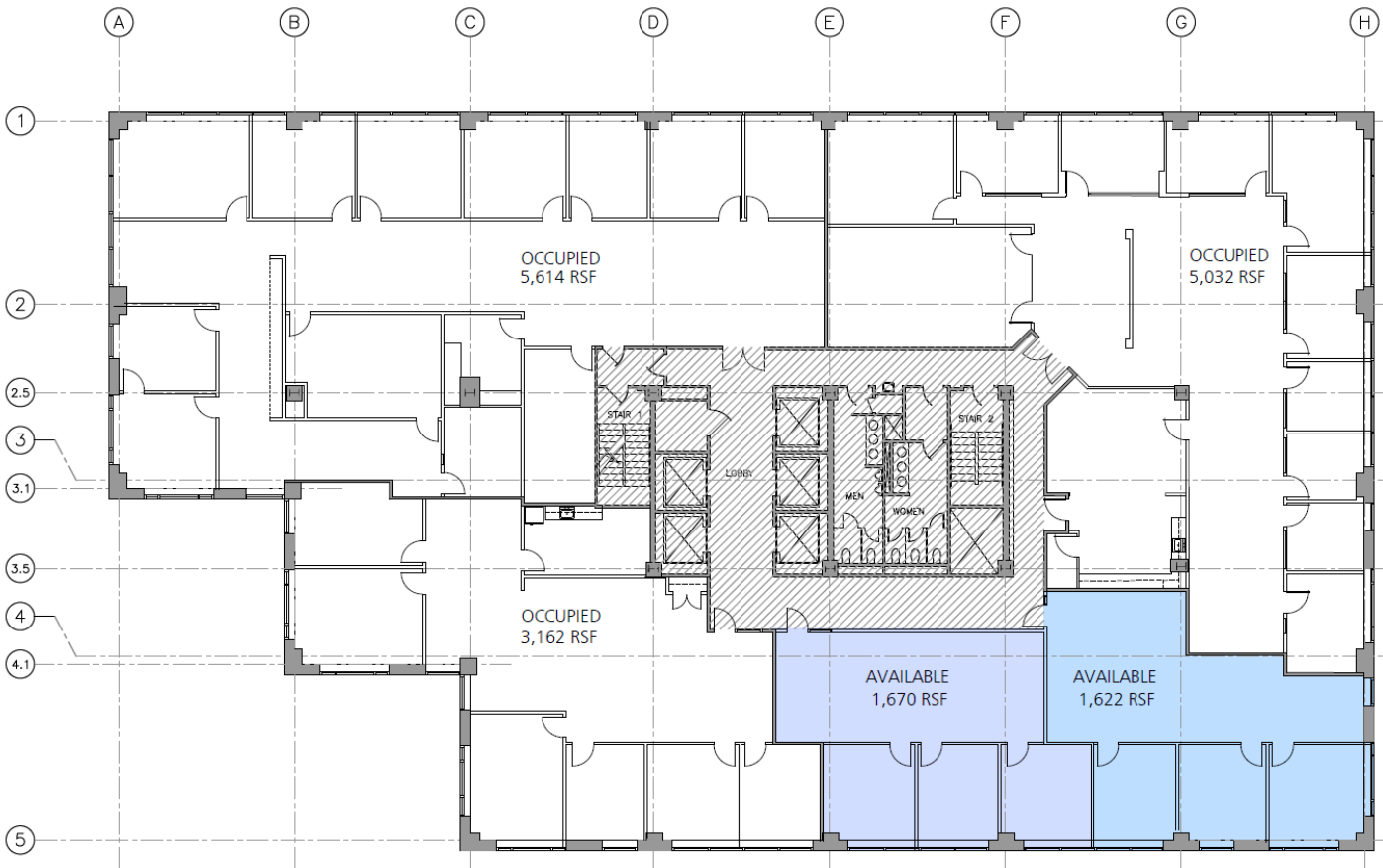


FOR LEASE

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6TH FLOOR
+/-3,292 SF



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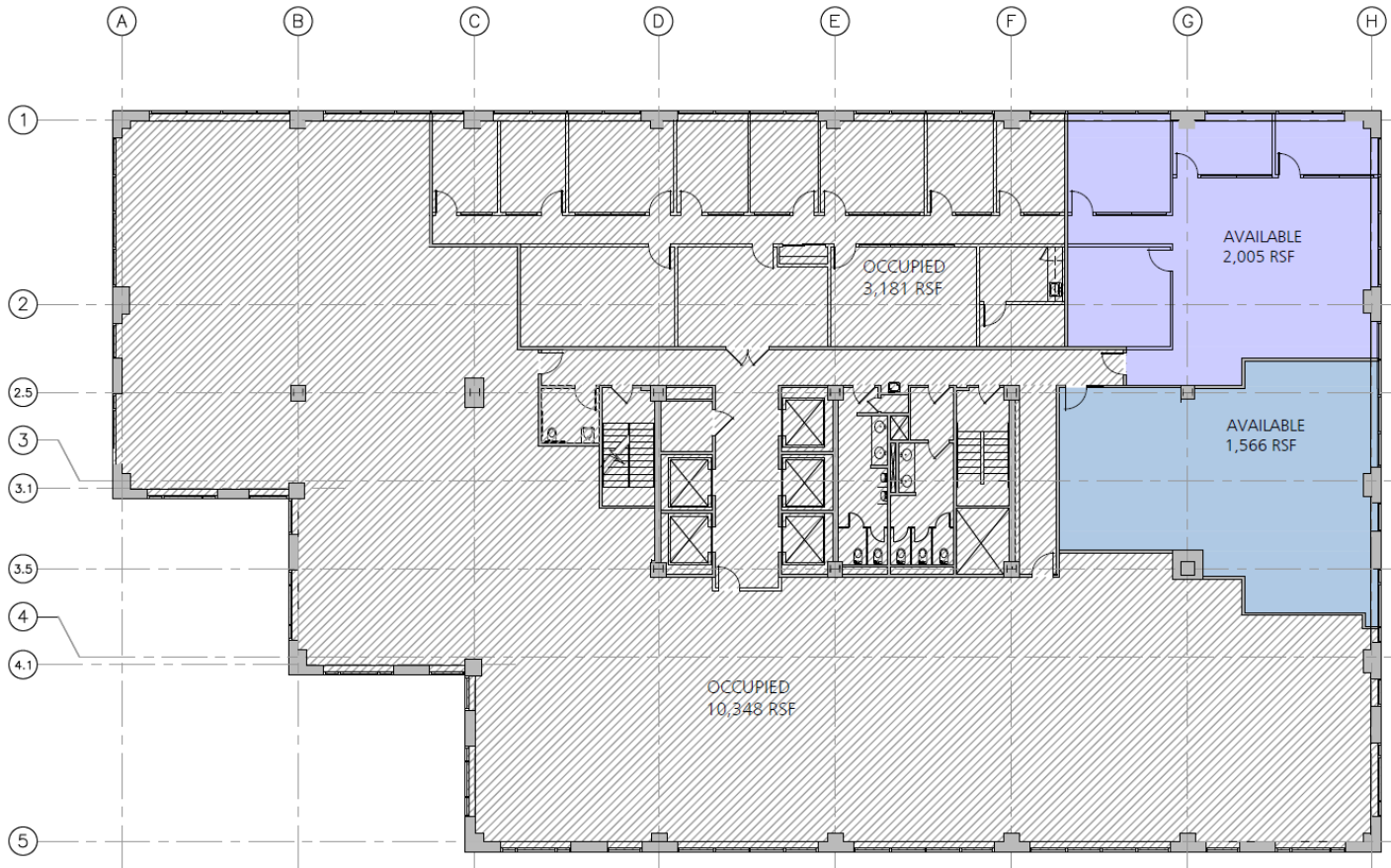


FOR LEASE

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8TH FLOOR
+/-3,571 SF



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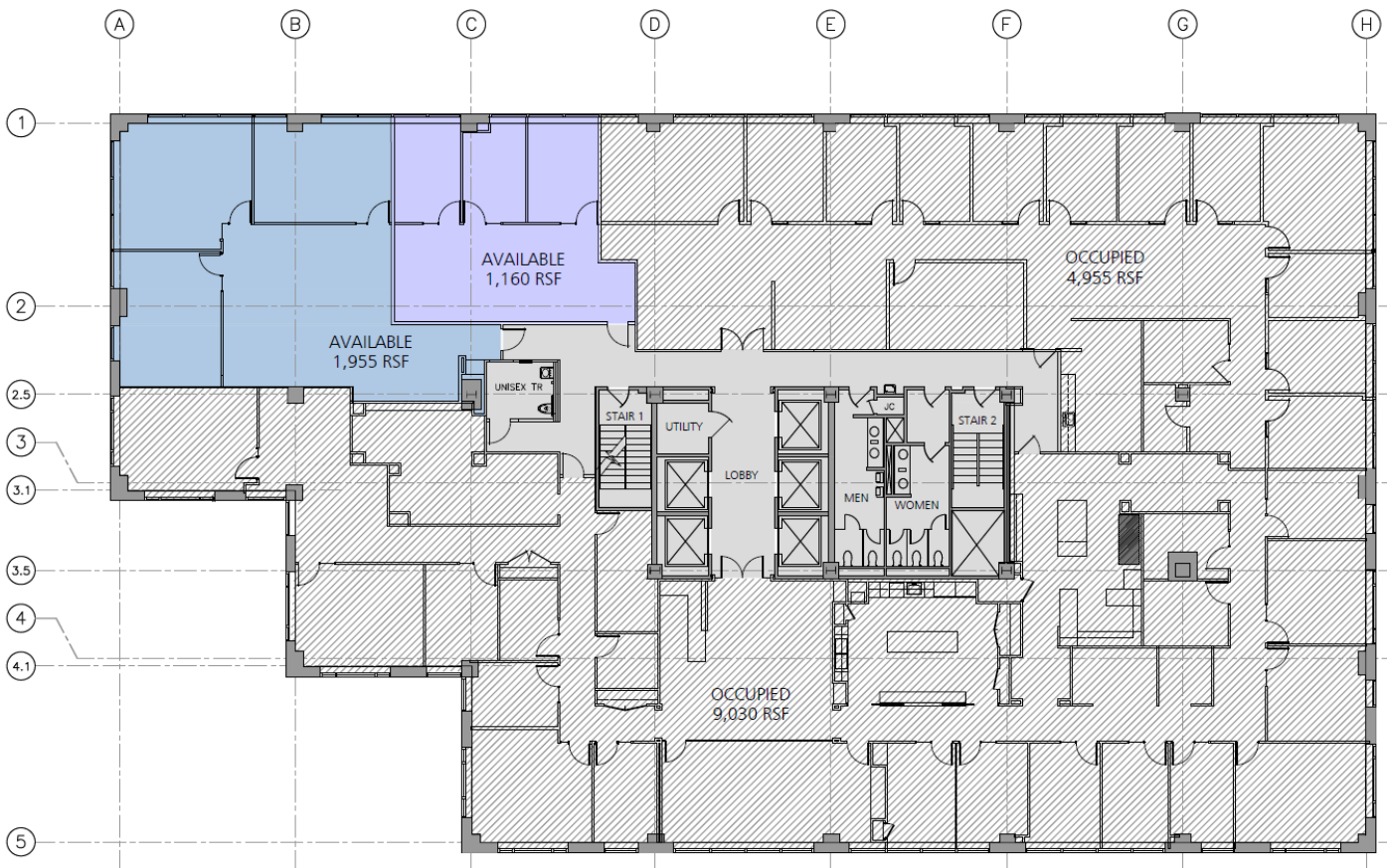


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11TH FLOOR
+/-3,115 SF



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P2 PENTHOUSE LEVEL

+/-6,086 SF



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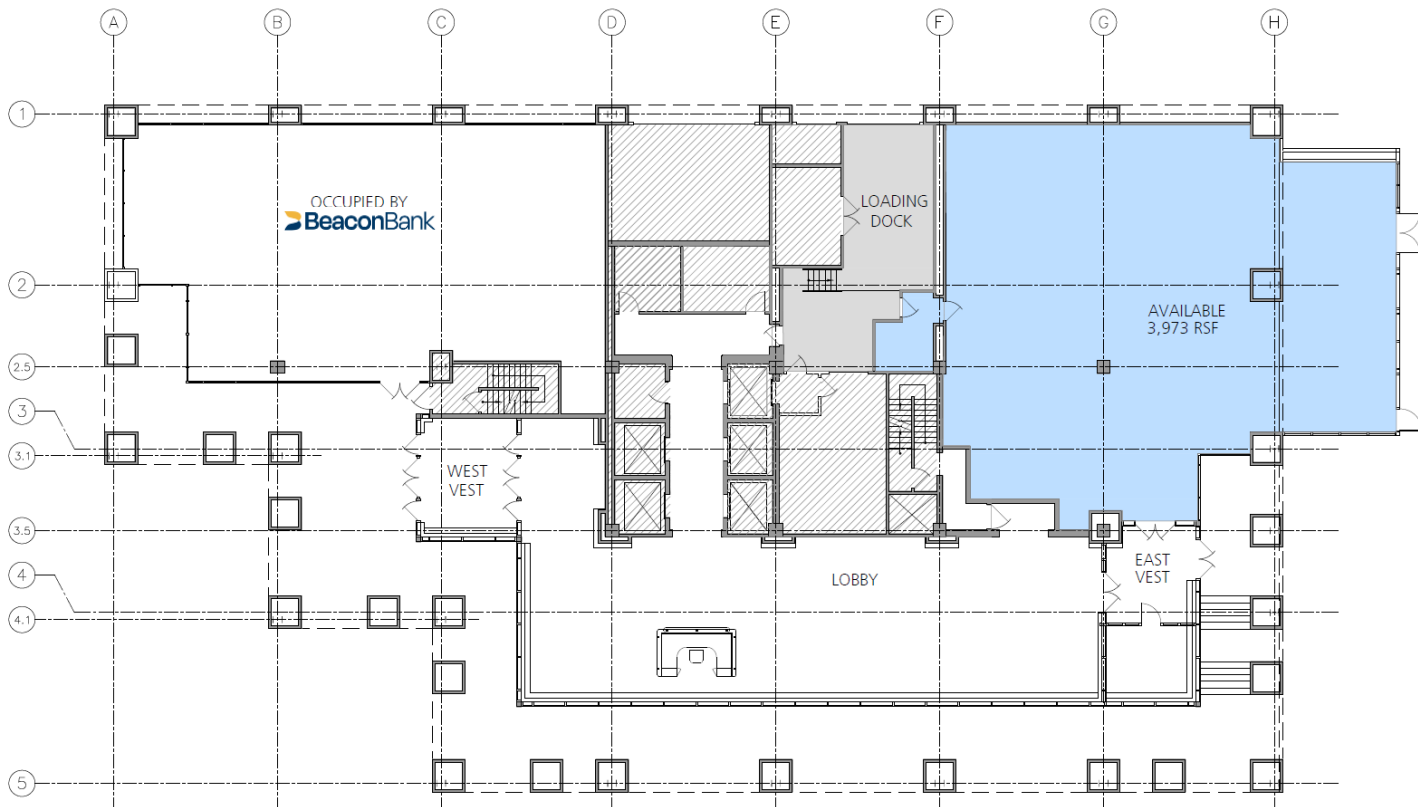
FOR LEASE

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1ST FLOOR RESTAURANT

+/-3,973 SF



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PARKING



ParkAlbany

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

Green & Hudson Parking Garage

- 864 Spaces
- 24/7 Gated Access
- Level 2 EV Charging
- 6' 6" Maximum Clearance Height
- ADA Accessible
- Monthly Rates \$135 Per Month

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