



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**80 State St
Albany, NY 12207**



FOR LEASE

4,438-26,402± SF

PRESTIGIOUS CLASS A OFFICE BUILDING

EXCLUSIVE CONTACT

Jeffrey D'Amore, SIOR

President

Real Estate Broker

+1 518 954 9160

jdamore@pyramidbrokerage.com

40 British American Blvd
Latham, New York 12110

+1 518 489 9199

pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**FOR LEASE**

PRESTIGIOUS CLASS A OFFICE BUILDING

Property Highlights

Prestigious Class A Office Building located at the corner of State Street and South Pearl Street. Suites range from 4,438 SF to 15,000 SF with contiguous floors that can be combined to accommodate larger tenants up to 26,402 SF. Exterior building signage is available for larger tenants. Several recent improvements including new elevators, lobby and a new café/deli as well as a piano bar are currently being constructed. Access to onsite fitness center with locker room, parking garage with 428 parking spaces. There is also onsite property management, 24/7/365 manned security and a retail bank branch with exterior ATM.


FOR LEASE

PRESTIGIOUS CLASS A OFFICE BUILDING

Property Features

- Located on the corner of State St and South Pearl St right in Albany's Central Business District.
- Highly visible and central for client facing businesses.
- Recent improvements.
- 428 Parking Spaces.
- 12 Floors.
- 5 Elevators.
- Multiple suites available.

Demographic	1 Mile	3 Miles	5 Miles
Population	24,769	104,020	178,717
Households	13,011	47,551	76,847
Average H.H. Income	\$67,809	\$82,809	\$99,377
Daytime Employees	54,354	123,907	169,447

Source: ESRI

40 British American Blvd
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

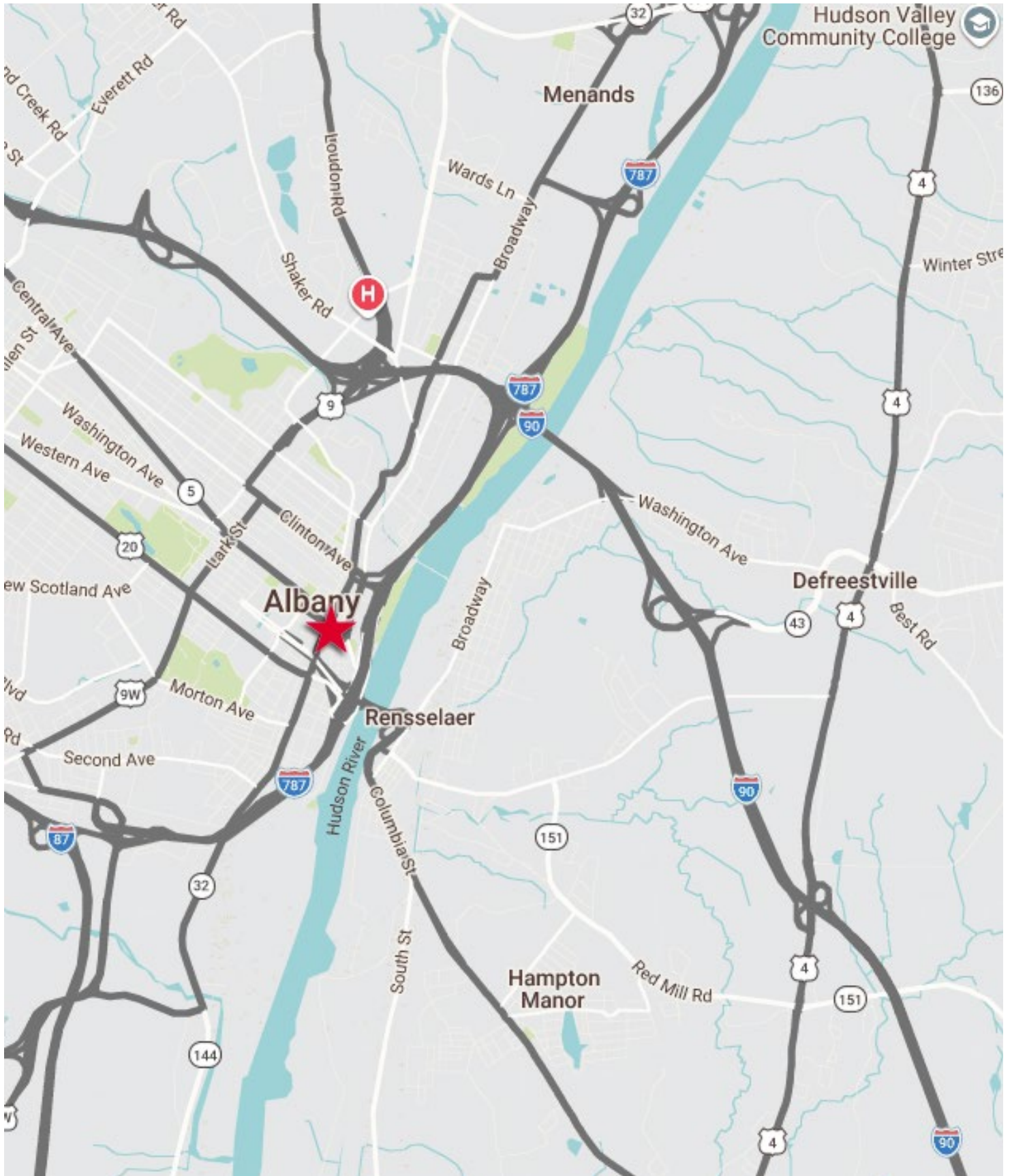


**CUSHMAN &
WAKEFIELD**



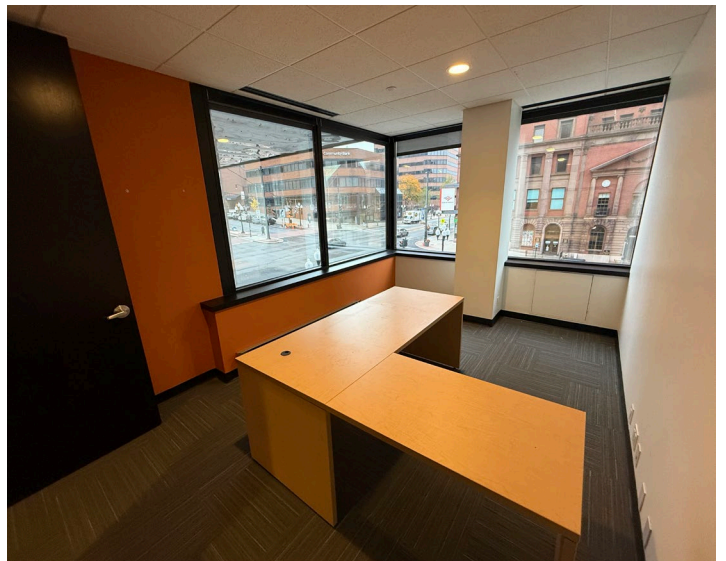
**Pyramid Brokerage
Company**

**80 State St
Albany, NY 12207**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**For additional information, please
contact:**



Jeffrey D'Amore, SIOR

President

Real Estate Broker

+1 518 954 9160 (mobile)

jdamore@pyramidbrokerage.com