For Lease - 39 N Pearl - \$13.00/SF/Month or \$13.00/SF/Month 39 North Pearl St, Albany, New York 12207

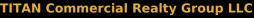


Listing Contact - 1



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Description

1ST FLOOR: +/- 3,665 SF RESTAURANT SPACE AVAILABLE3RD FLOOR: +/- 2,004 SF, +/- 7,097 SF - CAN BE COMBINED FOR ENTIRE FL OOR OF +/- 9,101 SF6TH FLOOR: +/- 3,915 SF, +/- 6,009 SF - CAN BE COMBINED FOR ENTIRE FL OOR OF +/- 9,204 SFPARKING: TWO-STORY UNDERGROUND PARKING GARAGE.ASKING: \$13.00 PSF EDUCED \$13.00 PSF GROSS PLUS UTILITIES PLUS INCREASE IN BASE YEAR.SHORT WALK TO THE CAPITOL AND COURT HOUSES. BEST VALUE IN DOWNTOWN ALBANY.

Basic Information		
Lease Price:	\$13.00	
Property Type:	Retail	
Property Subtype:	Freestanding Building	
Available Space:	9204.0 SF	
REC Listing ID:	COM65	

	Details	
Listing Details		

^{*}No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject 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.