

**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**



**Todd Drowlette**

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**TITAN Commercial Realty Group LLC**



#### **Description**

1ST FLOOR: +/- 3,665 SF RESTAURANT SPACE AVAILABLE 3RD FLOOR: +/- 2,004 SF, +/- 7,097 SF - CAN BE COMBINED FOR ENTIRE FLOOR OF +/- 9,101 SF 6TH FLOOR: +/- 3,915 SF, +/- 6,009 SF - CAN BE COMBINED FOR ENTIRE FLOOR OF +/- 9,204 SF PARKING: 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.