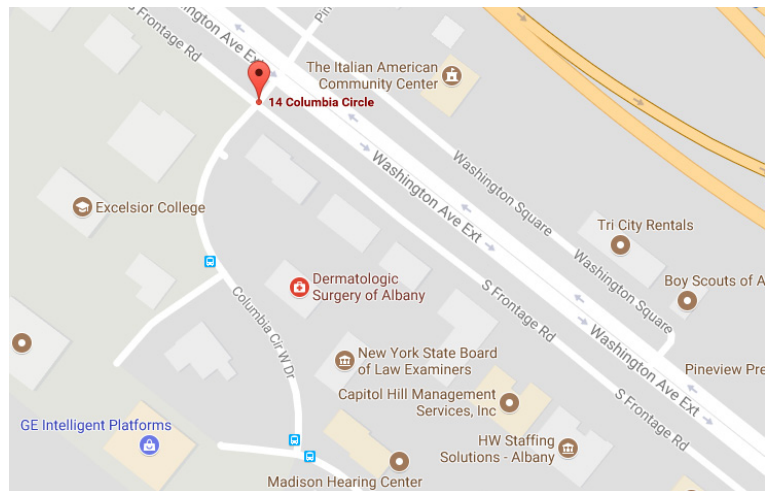


## OFFICE SPACE FOR LEASE



**TRACY METZGER**  
President  
Principal Broker

Please call or email me to set up a viewing or to learn more about this listing.

TL Metzger and Associates, LLC  
418 Broadway  
Albany, New York 12207

518-426-5211 x 103  
Tracy@TLMetzger.com

**4,077 SF Suite Available**

**2,518 SF Suite Available**

**\$17.50 SF including utilities and cleaning**

### HIGHLIGHTS...

- 32,000 SF building
- Upgraded common areas and restrooms
- Fiberoptic data service
- Loading Dock
- On-site deli with picnic areas and walking trails
- Electric vehicle charging station
- 128 car parking