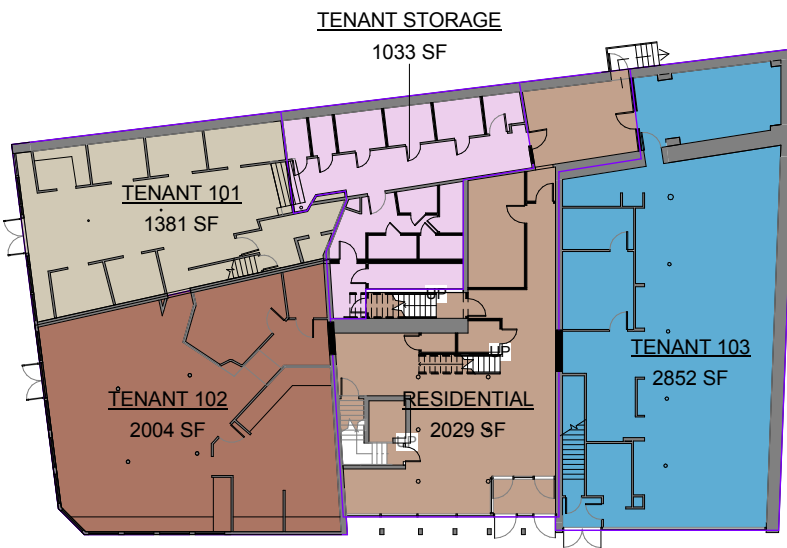




tlmetzger.com

# 412 BROADWAY DOWNTOWN ALBANY

## SPACE FOR LEASE



### AVAILABLE SPACE LEGEND

■ TENANT 103 ■ TENANT STORAGE



**TRACY METZGER**  
President

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

**Join the renaissance of this historic block!  
Ideal for a restaurant, retail or office.**

### SPACE 103 / 2,852 SF

\$12.50/SF + utilities, janitorial, increase over base year

- Off street parking available in rear lot and Hudson Garage
- Owner to provide a finished vanilla box
- 40 beautiful apartments just completed upstairs!
- Located across from SUNY Plaza - the new farmer's market location