

Office/Retail Building

Property Overview

Offered for lease is a ±34,132 SF office/retail building with parking in the City of Albany, NY. ±18,000 SF first floor improved office space and ±16,000 SF lower level storage space.

Tax ID	65.63-5-46, 65.71-3-3
Zoning	MU-FC, Mixed Use, Form-Based Central Avenue
Utilities	Municipal water and Sewer

For Lease at:

Lower Level: \$4.50/SF + utilities and janitorial
Main Floor: \$12/SF + utilities and janitorial

[Click HERE to View Property](#)



Contact Us

Kyle Rueckert

Licensed Associate Real Estate Broker
+1 518 452 2700 x115
Kyle.Rueckert@cbre-albany.com

Tom MacClarence

Licensed Real Estate Salesperson
+1 518 452 2700 x 117
Tom.MacClarence@cbre-albany.com

CBRE Upstate NY

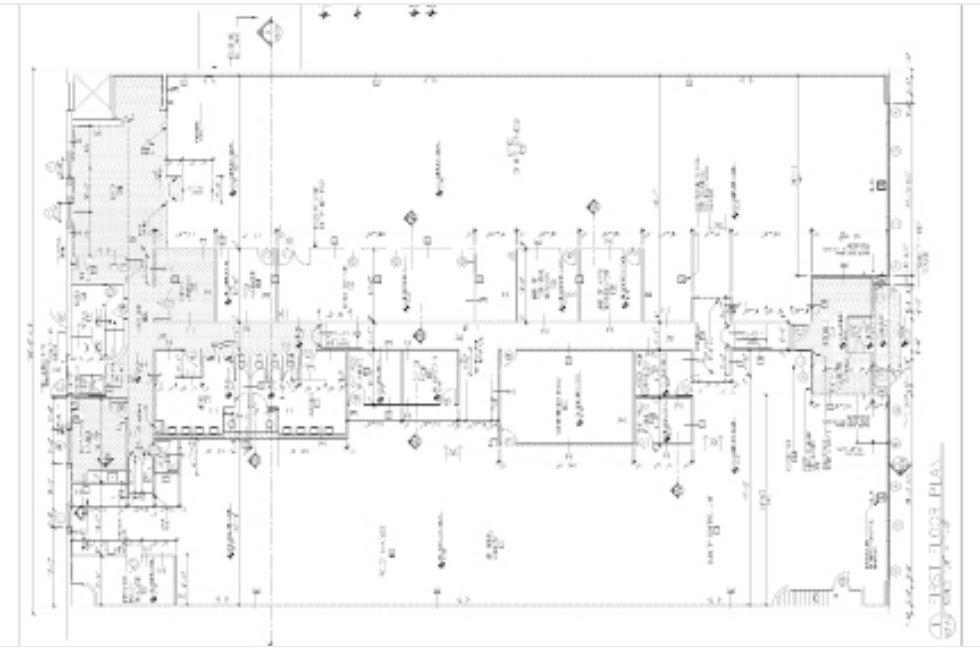
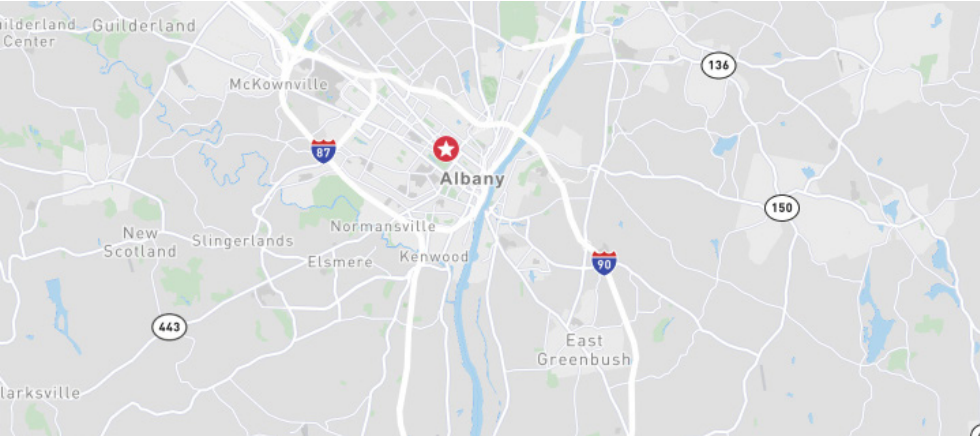
210 Washington Avenue Ext.
Albany, NY 12203
+1 518 452 2700
www.cbre.com/Albany

Property Details

- + ±50 car private, gated parking lot at 106 Central Avenue
- + (1) Freight elevator
- + 6” raised flooring throughout main floor
- + ±354 ft from the Central Ave and Lexington Ave CDTA bus stop, servicing routes 1, 803 and 807
- + AADT Traffic Count: 15,831 (2023)
- + Property is located along Route 5 (Central Avenue), a primary commercial thoroughfare in the region and proximate to many amenities.
- + ±1.1 mi away from Albany Medical Center
- + ±1.1 mi away from Empire State Plaza
- + ±1.3 mi off I-90 Exit 6

Directions

- + Located on: [Central Avenue \(Route 5\) between Lexington Avenue and Robin Street](#)



Area Demographics	1 Mile	3 Miles	5 Miles
2024 Population	35,447	113,124	190,473
2024 Number of Households	16,242	51,358	81,152
Median Household Income	\$37,895	\$58,617	\$74,829
Number of Businesses	1,816	5,408	9,377

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