

# Office Building for Sale or Lease

Offered for sale is a ±29,760 SF, five story office building located in Monument Square in the heart of downtown Troy, NY. Known as the Burdett Building with classic historical charm, this building has some existing short term leases. Spaces for lease from ±1,106 SF up to a full floor at ±4,900 SF

|                      |                         |
|----------------------|-------------------------|
| Tax ID               | 101.45-5-4.2            |
| 2027 Assessment      | \$1,000,000             |
| Equalization Rate    | 50.30%                  |
| 2026 General Tax     | \$26,306.02             |
| 2026/2027 School Tax | \$23,116.82             |
| Combined Tax         | \$49,422.84             |
| Zoning               | DMU: Downtown Mixed Use |
| Utilities            | Municipal Water & Sewer |

**For Sale at: \$1,550,000**  
**For Lease at: \$15.50/SF Modified Gross**

## Contact Us

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[Click HERE to View Property](#)



**CBRE Upstate NY**

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Albany, NY 12203

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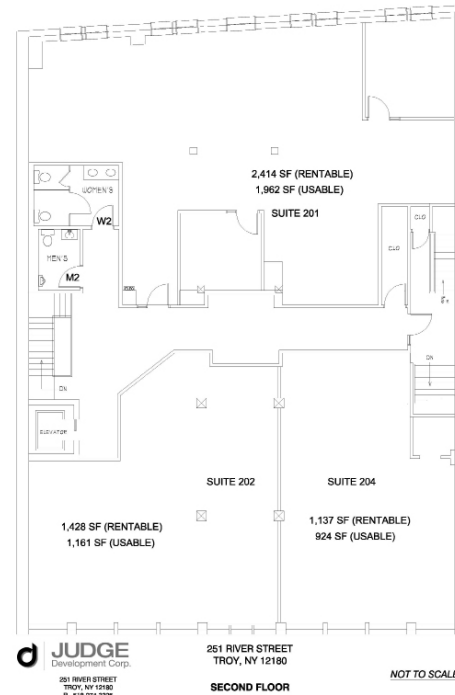
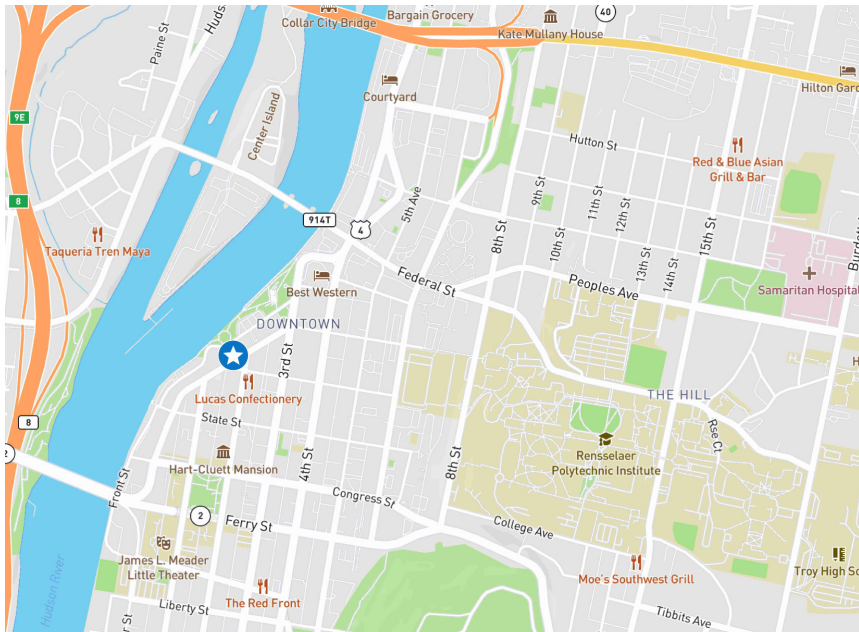
[www.cbre.com/Albany](http://www.cbre.com/Albany)

251 River Street

Troy | New York 12180

# Available for Sale or Lease

- + Can continue as office or possibly a residential conversion
- + Steel reinforced concrete construction
- + Ceiling heights: Basement - 9'; First floor - 13'; Second to fifth floors - 10'
- + Roof: EPDM - Installed 2015
- + 800 amp power
- + Building generator replaced in 2024
- + (1) Passenger elevator
- + 0.13 acre site
- + Street and municipal parking available
- + Directions: [Cross the Green Island Bridge and turn right onto River Street](#)



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