

Office and Retail Suites | For Lease

10 North Pearl Street, Albany NY 12207

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Office and Retail Suites for Lease

Property Overview

Offered for lease are multiple office suites and a first floor retail suite in a ±38,056 SF building in Albany. Available office space consists of ±19,028 SF on the third and fourth floor, can be subdivided to ±4,500 SF. Retail availability is ±2,400 SF.

Tax ID	76.34-2-54
2026 Assessment	\$2,289,000
Equalization Rate	100%
2026 General Tax	\$50,901.53
2025/2026 School Tax	\$24,524.70
Combined Tax	\$75,426.23
Zoning	MU-DT: Mixed-Use, Downtown
Utilities	Municipal water and sewer

Retail for Lease at: \$25/SF NNN
Office for Lease at: \$15/SF MG

Contact Us

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[Click HERE to View the Office Space listing](#) [Click HERE to View the Retail Space listing](#)



CBRE Upstate NY

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10 North Pearl Street
Albany | New York 12207

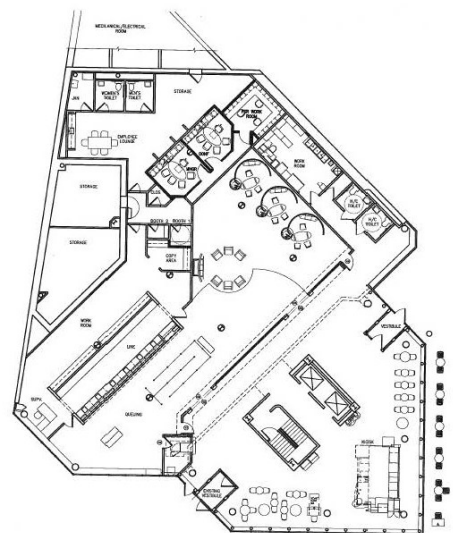
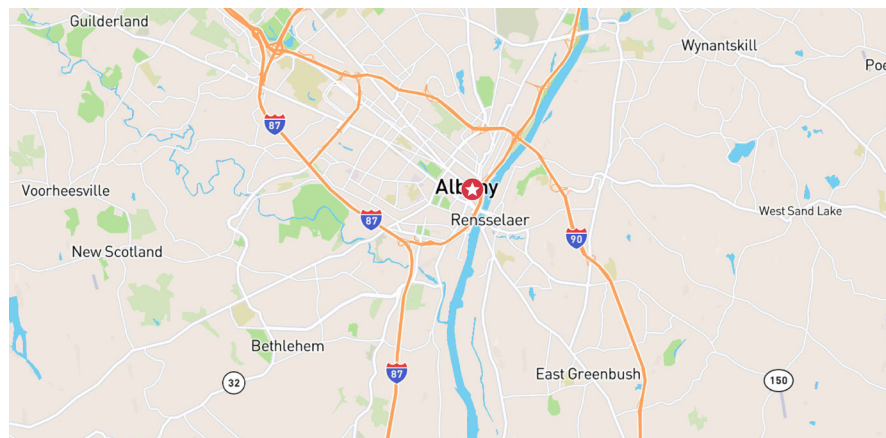
Retail and Office Space

Property Details

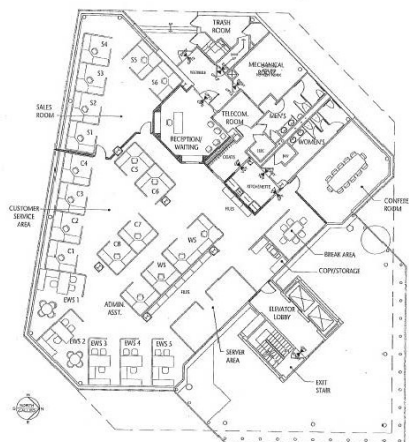
- + State/Pearl intersection is the heart of Albany's financial/government district. Within walking distance are: NYS Capitol, Albany City Hall, City, State and County Courts, Times Union Center, SUNY Headquarters, Legislative Office Building, Empire State Plaza
- + Signage on State Street and North Pearl
- + Two (2) passenger elevators
- + Floors separately metered
- + Bright space- windows on all sides
- + ±0.1 mi from the South Pearl Street Parking Garage

Directions

- + Located: [Northwest corner of North Pearl and State Streets in the heart of downtown Albany](#)



10 NORTH PEARL STREET BRANCH
FIRST FLOOR PLAN
ALBANY, NEW YORK



10 NORTH PEARL STREET BRANCH
SECOND FLOOR PLAN
ALBANY, NEW YORK



10 NORTH PEARL STREET BRANCH
THIRD FLOOR PLAN
ALBANY, NEW YORK



10 NORTH PEARL STREET BRANCH
FOURTH FLOOR PLAN
ALBANY, NEW YORK



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