

Class A Office Suite | For Lease

10 Starbuck Island Drive, Green Island NY 12183

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Class A Office Suite

Property Overview

Offered for lease is a ±3,374 SF second story, Class A office suite within a larger, ±27,790 SF mixed-use commercial building on Starbuck Island in Green Island, NY. The building is part of a larger live-work-play community that includes a full amenity luxury apartment complex, as well as retail and office users. Existing tenants in the building include:

- Restaurant
 - Hair salon
 - Liquor store
 - Eye doctor
 - Cafe
- + Spectacular views of the Hudson River and Troy
 - + On the shores of the Hudson River
 - + Great visibility from bridge
 - + Easy access from I-787 and Troy
 - + Natural light - full glass doors

Zoning	PD: Planned Development
--------	-------------------------

Utilities	Municipal water and sewer
-----------	---------------------------

For Lease at: \$26/SF Modified Gross + Janitorial + Utilities

Contact Us

Dan Davitt

Licensed Associate Real Estate Broker
+1 518 452 2700 x 135
Dan.Davitt@cbre-albany.com

Laurie Tylenda, SIOR

Licensed Associate Real Estate Broker
+1 518 452 2700 x 139
Laurie.Tylenda@cbre-albany.com

[Click HERE to View Property](#)



CBRE Upstate NY

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

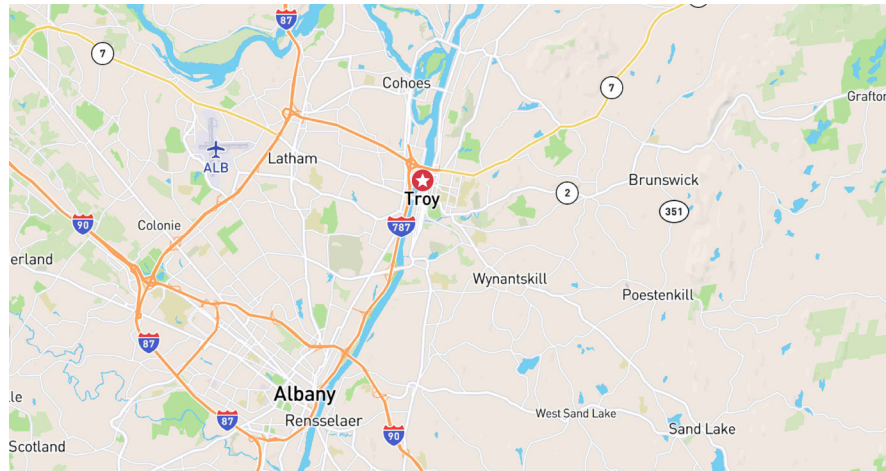
10 Starbuck Island Drive

Green Island | New York 12183

Property Details

- + Energy efficient mechanical systems
- + One (1) passenger elevator
- + ±20 Parking spaces
- + On site coffee shop and convenience stand
- + ADA compliant
- + Building signage available
- + Landlord will buildout out to tenant specs
- + Located: [Off Green Island Bridge to Starbuck Island Drive](#)

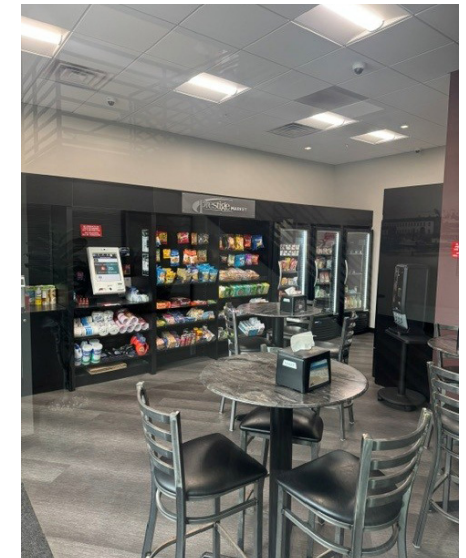
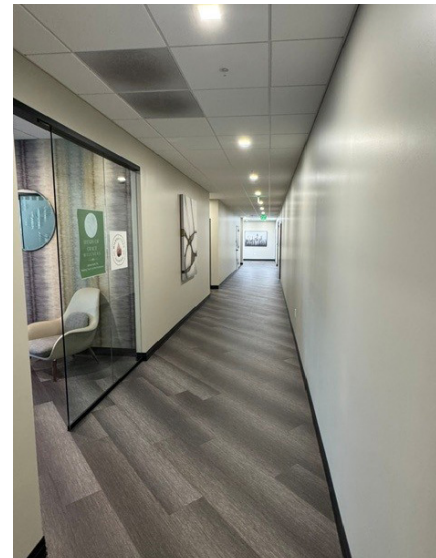
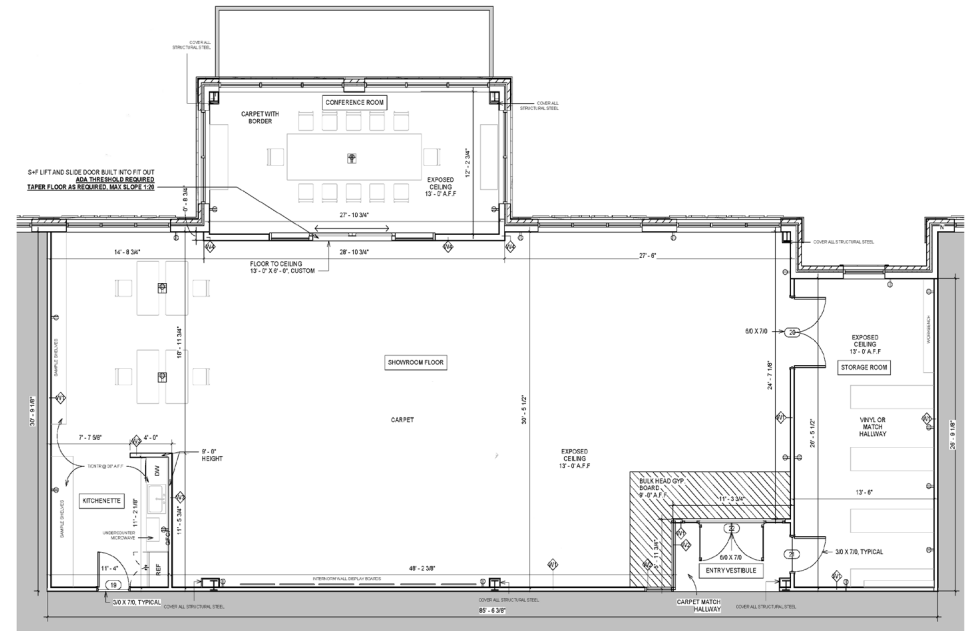
2026 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	21,869	87,910	154,510
Median Household Income	\$54,519	\$67,133	\$76,125
Unemployment	6.5%	5.6%	4.9%
Businesses	1,111	2,529	4,931



© 2026 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.CBRE-AlbanyProperties.com

For Lease



CBRE Upstate NY
PART OF THE AFFILIATE NETWORK