

Office Space for Lease

Property Overview

Offered for lease is ±7,153 SF of fifth floor office space located in a larger, ±32,144 SF office building in downtown Albany, NY.

Tax ID	76.42-4-35
2027 Assessment	\$2,964,000
Equalization Rate	100%
2026 General Tax	\$47,325.02
2025/2026 School Tax	\$70,137.43
Combined Tax	\$ 117,462.45
Zoning	MU-DT: Mixed-Use, Downtown
Utilities	Municipal water and sewer

For Lease at: \$18.50/SF + Electric and Janitorial

Contact Us

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[Click HERE to View Property](#)



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40 Beaver Street

Albany | New York 12207

For Lease

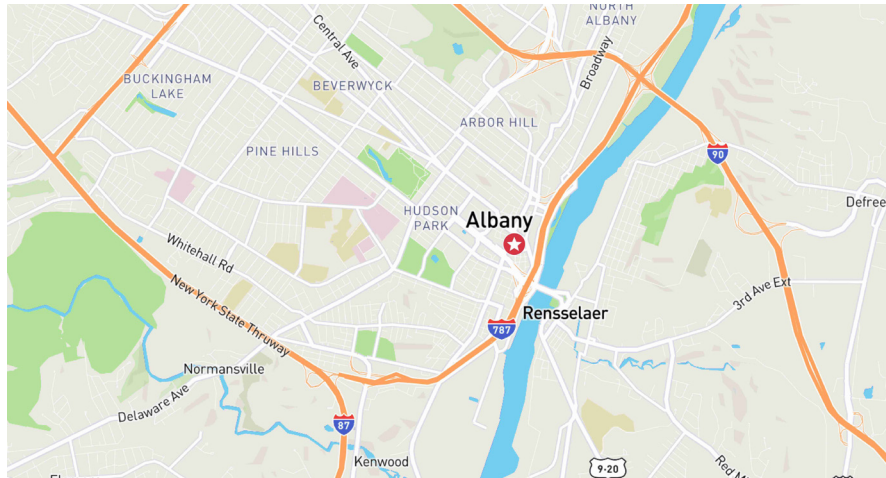
Office Suites Available

Property Details

- + ±7,153 SF fifth floor office space- able to be subdivided with the ability to build to suit.
- + Plenty of natural light, exposed brick and high ceilings with skylights
- + Highly walkable location in the center of the central business district, with good proximity to many amenities including the MVP Arena, the proposed redevelopment at Liberty Park and the New York State Museum.
- + On site garage parking- contact broker for additional details
- + Potential for nearby (54 State Street) fitness facility membership discount- contact broker for more information
- + ±272 ft from the CDTA Bus stop at South Pearl and Beaver Street
- + One (1) Otis passenger elevator

Directions

- + Located: [On Beaver Street Between South Pearl Street and Green Street.](#)



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