

Office Building | For Sale or Lease

145 Central Avenue, Albany NY 12206

CBRE Upstate NY
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Office/Retail Building

Property Overview

Offered for sale or 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
Assessment	\$1,309,000 (combined for both parcels)
Equalization Rate	96%
General Tax	\$10,874.47 (combined for both parcels)
School Tax	\$29,108.83 (combined for both parcels)
Combined Tax	\$39,983.30 (combined for both parcels)
Zoning	MU-FC, Mixed Use, Form-Based Central Avenue
Utilities	Municipal water and Sewer

For Sale at: \$1,500,000

For Lease at:

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

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

[Click HERE to View Property](#)



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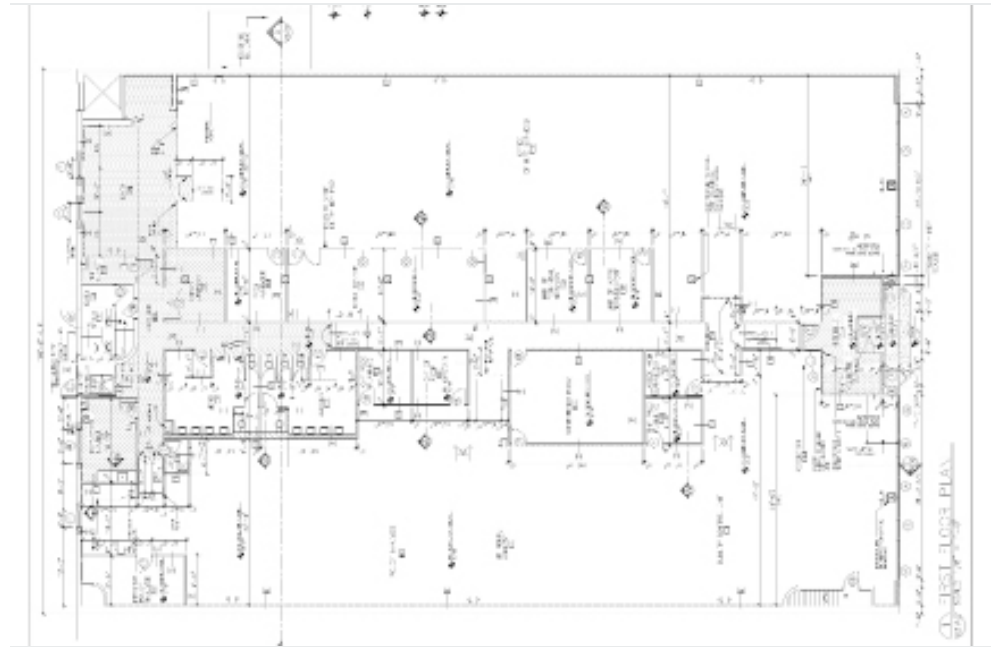
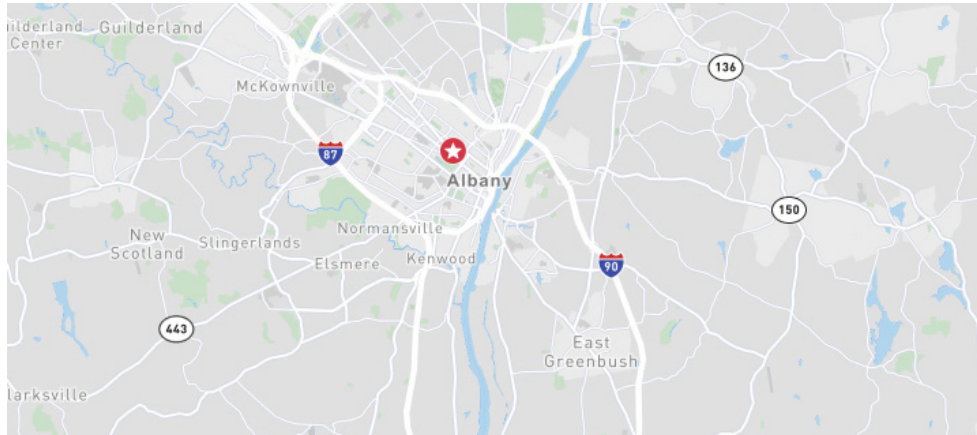
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Property Details

- + ±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: 14,202 (2025)
- + 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
2025 Population	35,124	112,817	189,987
2025 Number of Households	16,263	51,839	81,804
Median Household Income	\$47,588	\$65,044	\$77,153
Number of Businesses	1,793	5,419	9,455

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