

Build to Suit Office/Retail Building | For Lease

78 North Greenbush Road, Troy NY 12180

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

To-Be-Built Office/ Retail Building

Property Overview

Offered for lease is a to-be-built ±10,000 SF Medical/Office/Retail building in Troy, NY. Building can be subdivided from ±5,000 SF to ±10,000 SF

- + ±60 Parking spaces
- + Great visibility from Route 4 (North Greenbush Road)
2025 AADT Traffic Count: 11,989
- + Proximate to many other commercial and retail users

Tax ID	123.9-2-6
2026 Assessment	\$152,000
Equalization Rate	16%
Zoning	BG: General Business
Utilities	Municipal water and sewer

Contact Brokers for Pricing

Contact Us

Dan Davitt

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

Brooke Stack

Licensed Associate Real Estate Broker
+1 518 452 2700 x 119
Brooke.Stack@cbre-albany.com

CBRE Upstate NY

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

[Click HERE to View Property](#)



78 North Greenbush Road

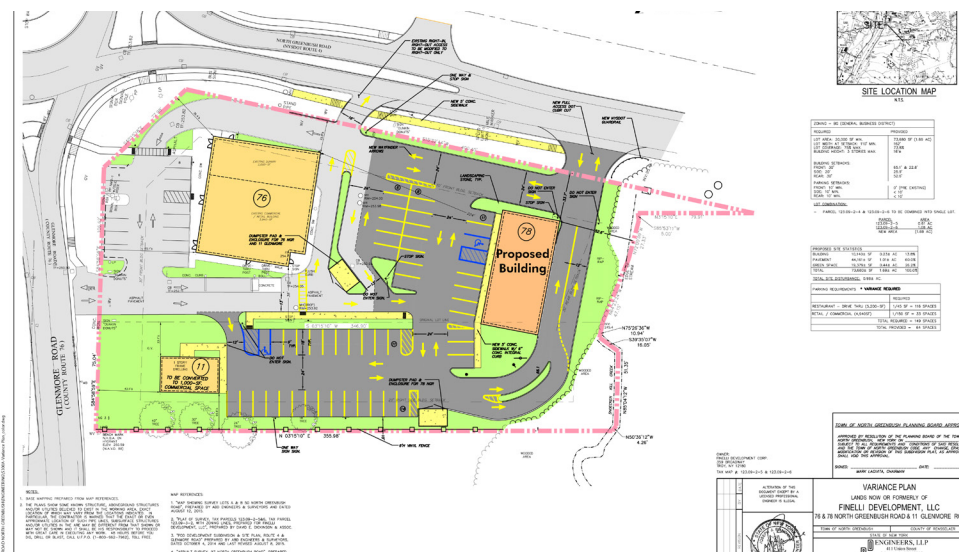
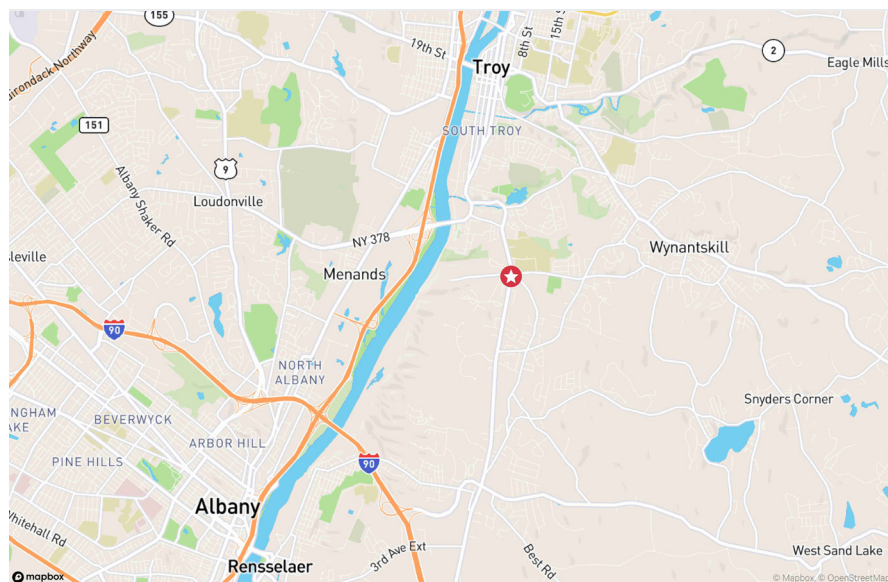
Troy | New York 12180

For Lease

Demographics	1 Mile	3 Mile	5 Mile
2025 Population	5,595	57,763	154,418
Median HH Income	\$75,367	\$76,694	\$71,655
2025 Businesses	192	1,853	6,832

Directions

+ Located: [Route 4 \(North Greenbush Road\)](#), Just south of the intersection of [Route 136 and Route 4](#).



© 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.