

Office Building for Lease

Property Overview

Offered for lease is a ±7,000 SF, two-story office building located in Glens Falls, NY. Each floor is ±3,500 SF. Owner is willing to consider subdivision.

Tax ID	302.20-2-1
2026 Assessment	\$994,400
Equalization Rate	90%
2026	\$12,318.98
2025/2026 School Tax	\$15,550.30
Combined Tax	\$27,869.28
Zoning	C-P (Cultural Professional Office District)
Utilities	Municipal water and sewer

For Lease at: \$12/sf Gross + utilities+ janitorial

Contact Us

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[Click HERE to View Property](#)



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454 Glen Street

Glens Falls | New York 12801

For Lease

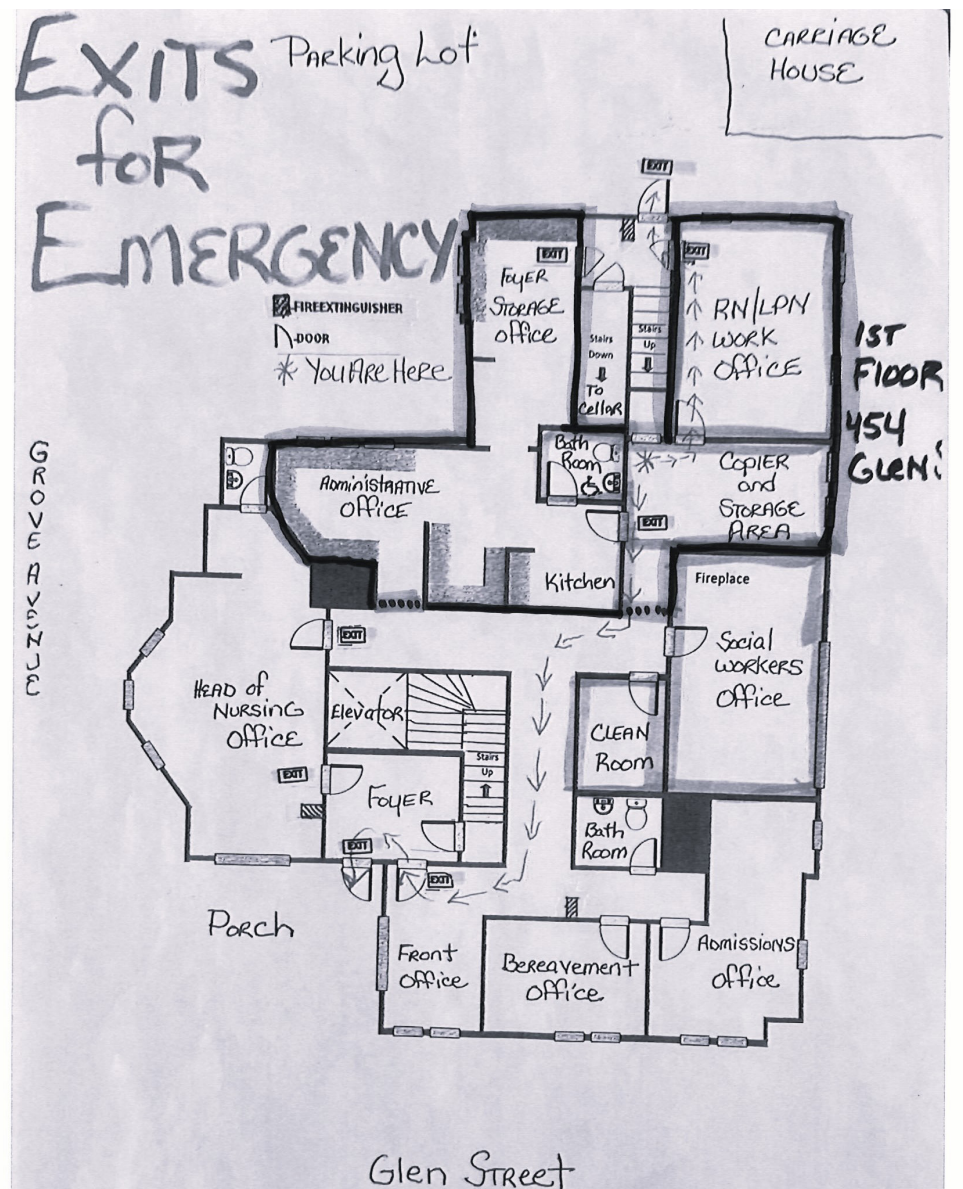
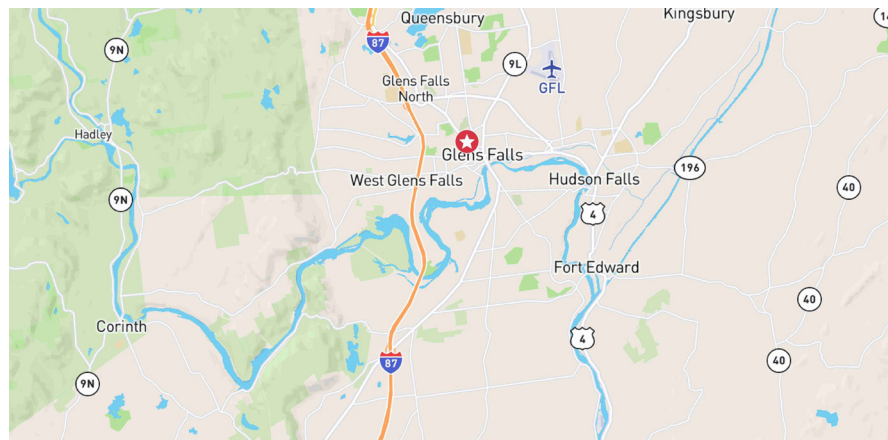
Two-story Office Building

Property Details

- + Two-story, $\pm 7,000$ SF building, approximately 3,500 SF per floor
- + Landlord will consider subdividing
- + Currently built out with reception areas, multiple private offices, conference rooms, and bathrooms
- + One (1) passenger elevator
- + Parking for ± 25 cars
- + CDTA bus stop directly outside
- + AADT traffic count (2024) at Route 9: 11,701
- + Proximate to many other commercial users.

Directions

- + Located: [Glen Street \(Route 9\) at the intersection of Glen Street and Grove Street.](#)



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