

# 39 NORTH PEARL STREET ALBANY, NEW YORK



Amazing views of Downtown Albany. Plenty of windows and two-story underground parking garage. Move in ready or design/build the space to your specific needs. Entire floors available. Short walk to The Capitol and court houses. Best value in downtown Albany. Building is suitable for office, medical or office/retail users.

## Available Space:

1st Floor: +/- 3,665 SF

2nd Floor: +/- 884 SF, +/- 1,801 SF, +/- 3,080 SF

3rd Floor: +/- 2,004 SF, +/- 7,097 SF - can be combined for entire floor of +/- 9,101 SF

6th Floor: +/- 3,915 SF, +/- 6,009 SF - can be combined for entire floor of +/- 9,204 SF

## Parking:

Two-story underground parking garage.

## Asking:

\$15.00 PSF Gross plus Utilities for entire floor with existing build out.

\$17.00 PSF Gross plus Utilities for smaller spaces.



Exclusive Leasing Agents:  
TITAN Commercial Realty Group, LLC  
40 Beaver Street, 5th Floor  
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www.titancommercialrealtygroup.com  
NYS Licensed Real Estate Broker

*HELPING BUILD EMPIRES ONE DEAL AT A TIME™*

NYS Fair Housing Notice: [https://www.dos.ny.gov/licensing/re\\_broker/re\\_broker.html](https://www.dos.ny.gov/licensing/re_broker/re_broker.html)

## Contact:

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## DOWNTOWN ALBANY, NEW YORK

