

**FOR
LEASE**

146 STATE STREET ALBANY, NY

LOCATION! LOCATION! LOCATION!

**DIRECTLY ACROSS FROM THE NYS CAPITOL, NEW MARRIOTT RENAISSANCE HOTEL
AND BRAND NEW ALBANY CONVENTION CENTER!**



- DIRECTLY ACROSS FROM THE NYS CAPITOL, NEW ALBANY CONVENTION CENTER AND NEW MARRIOTT RENAISSANCE HOTEL
- WALK TO EVERYTHING!
- ON-SITE COVERED PARKING
- PRO-ACTIVE ON SITE PROPERTY MANAGEMENT
- INCREDIBLE VIEWS

AVAILABLE SUITE SIZES

- **2,877 SF** 3rd Floor Office Space
- **938 SF** Retail Space
- **840 SF** Retail / Office Space
- **2,880 SF** Retail Space

**RATES BEGINNING AT
\$16.00/SF + UTILITIES**

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



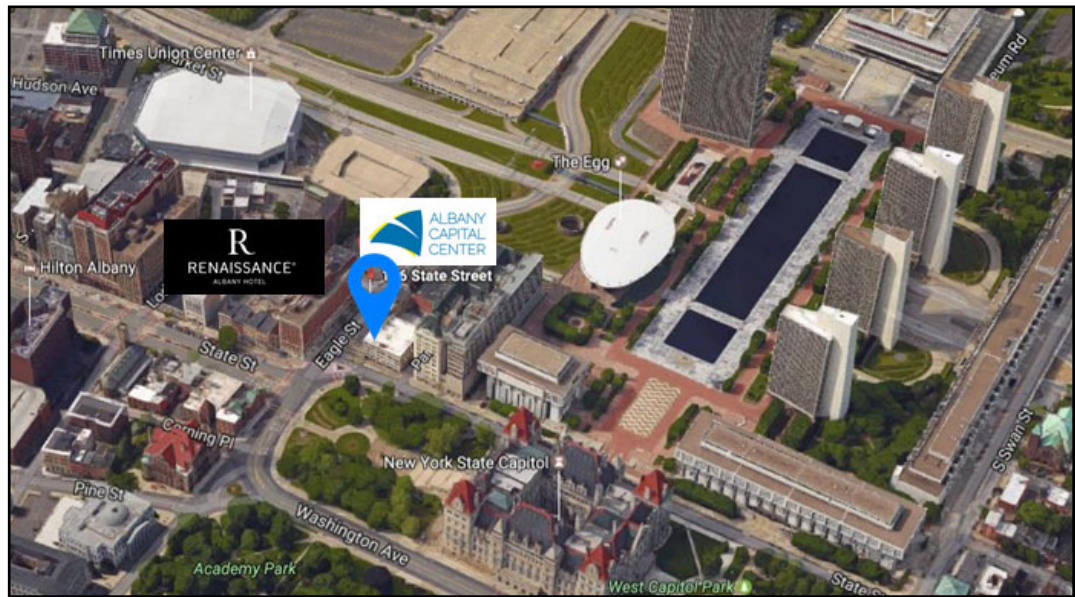
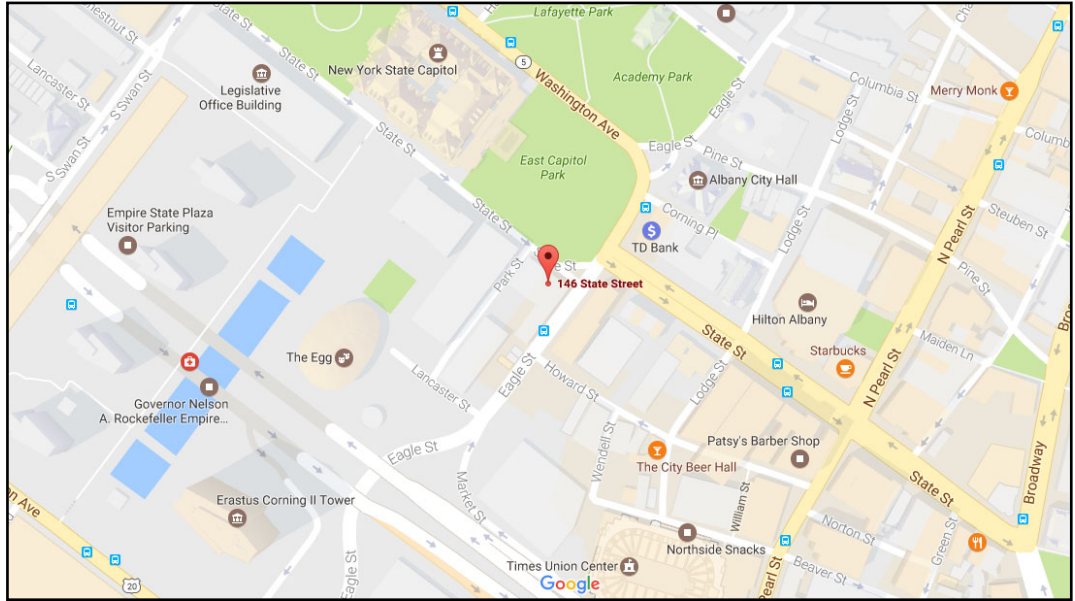
Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



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AMPLE
PARKING



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2016 Total Population:	103,426	178,474	387,908
2021 Population:	104,352	180,664	392,368
Pop Growth 2016-2021:	0.90%	1.23%	1.15%
Average Age:	36.40	37.90	39.00
Households			
2016 Total Households:	45,256	74,430	160,847
HH Growth 2016-2021:	0.87%	1.28%	1.21%
Median Household Inc:	\$43,585	\$55,046	\$60,473
Avg Household Size:	2.20	2.20	2.30
2016 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$164,521	\$190,677	\$197,850
Median Year Built:	1948	1952	1957

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PHOTOS



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