

FOR SALE OR LEASE

# 90 SOUTH SWAN STREET

Albany, NY 12210

Premier Office Location



## PROPERTY HIGHLIGHTS

- Entire building of 46,554± SF is available immediately
- Located in the Central Business District of Albany
- Incredible views of the NYS Capitol and Empire State Plaza
- Owner will subdivide / build-to-suit
- Aggressive tenant improvement packages are available for credit tenants
- Full floors available
- Brand new windows
- Exterior building signage rights available

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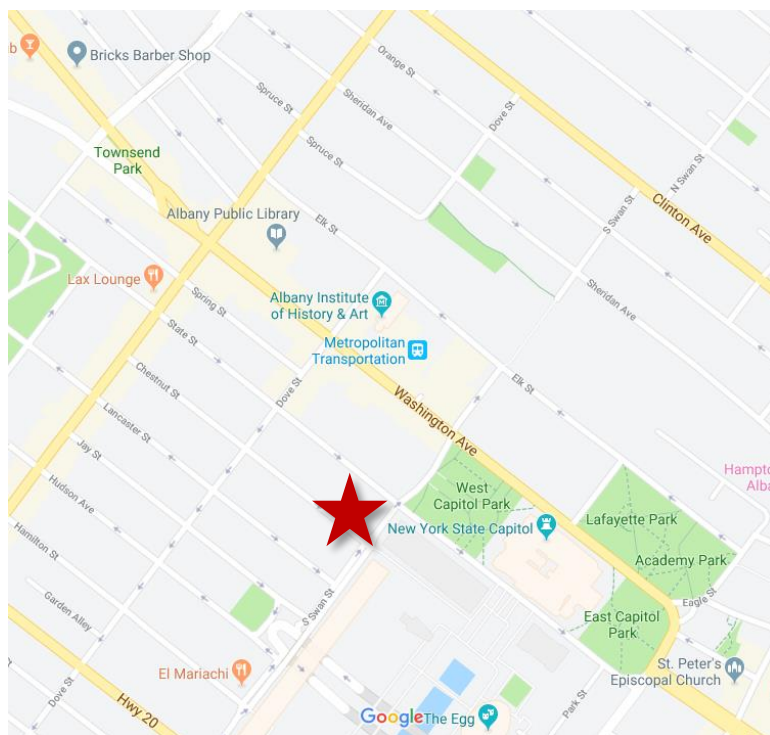
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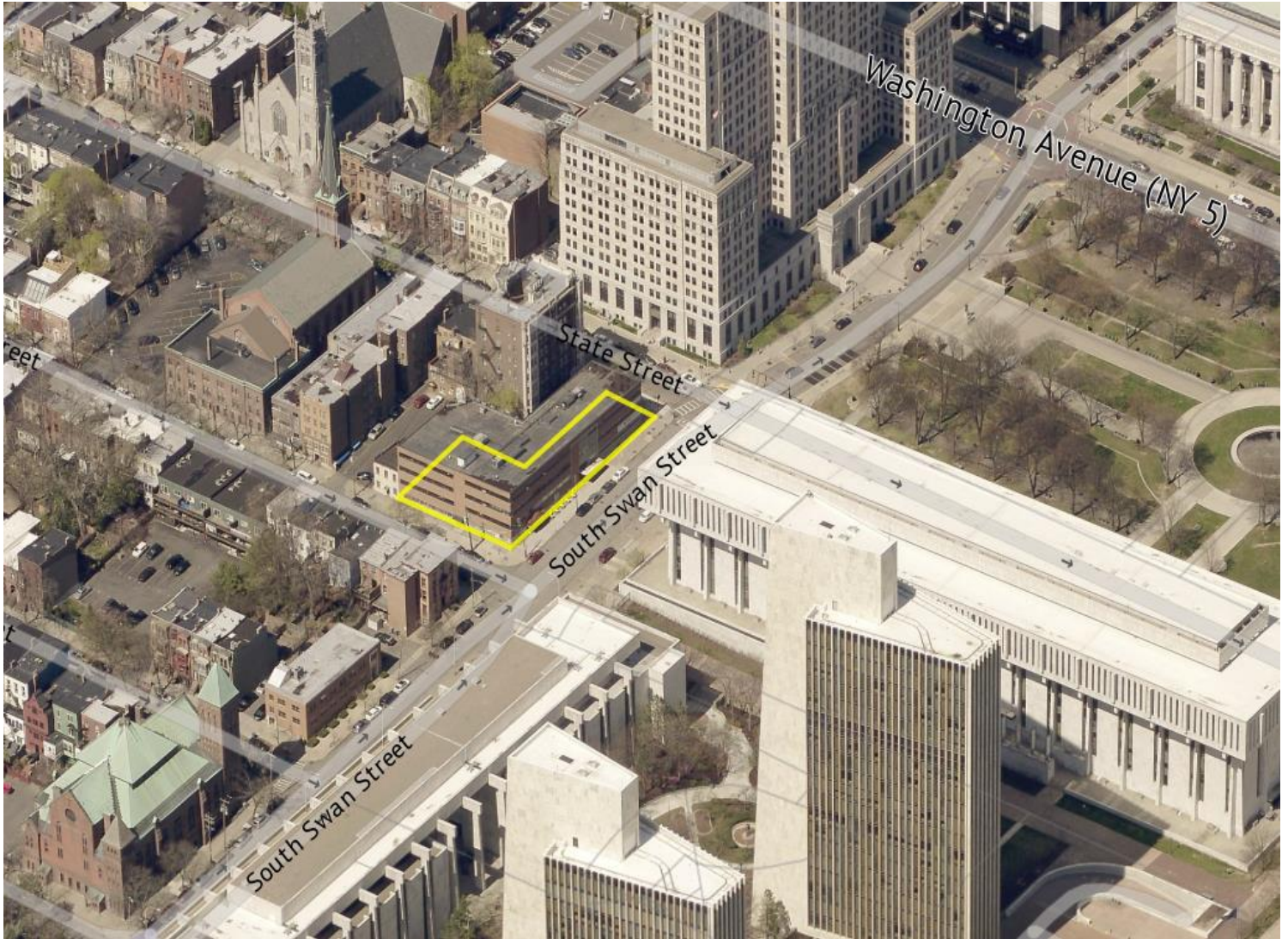
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## AERIAL MAP



Approximate plot lines; subject to survey verification



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## PROPERTY PHOTOS



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## Site Information

### LOCATION

County:	Albany
Municipality:	City of Albany
Cross Street:	State Street

### ASSESSMENTS & ZONING

Zoning:	CO
Assessment (est):	\$1,750,000 (2017)
RE Taxes (est):	\$85,365 (2016)

### PROPERTY SUMMARY

Property Type:	Commercial
Land Use:	Office
Square Feet:	46,554± SF
Tax ID:	76.26-7-44
Acres:	0.16±

### BUILDING CHARACTERISTICS

Year Built:	1961
Construction:	Steel
Roof Type:	Rubber

### BUILDING CHARACTERISTICS (cont'd)

Type:	Office
Total Building SF:	46,554± SF
Stories:	4
Elevators:	1 passenger
Office SF:	46,554± SF
Office Height:	10'

### AMENITIES

Water:	Municipal
Sewer:	Municipal
Gas Type:	GFHA
Gas Supplier:	National Grid
Electricity:	National Grid



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