

Prime Office Space Available

465 New Karner Road • Albany, NY 12205



Lease Overview

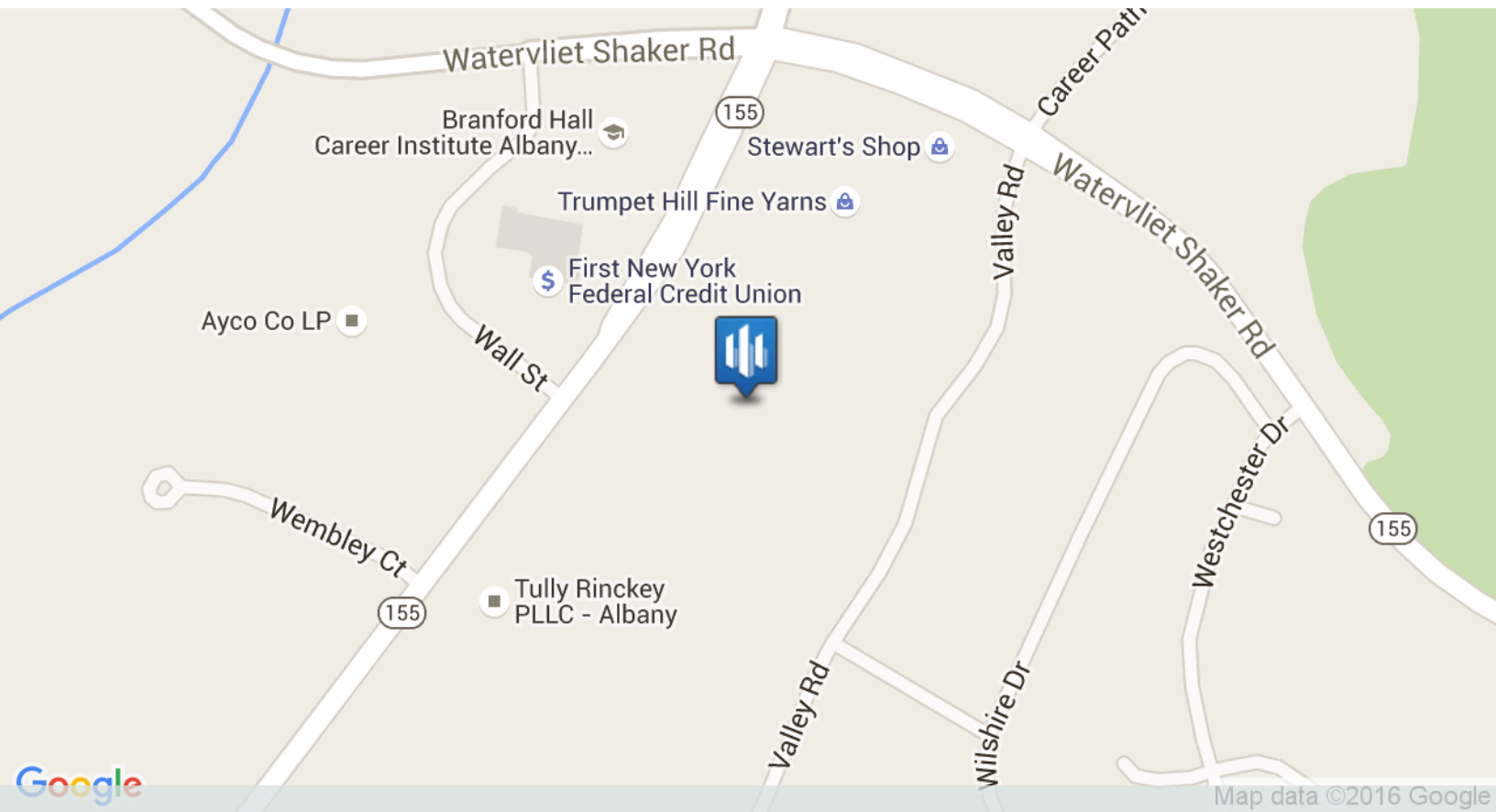
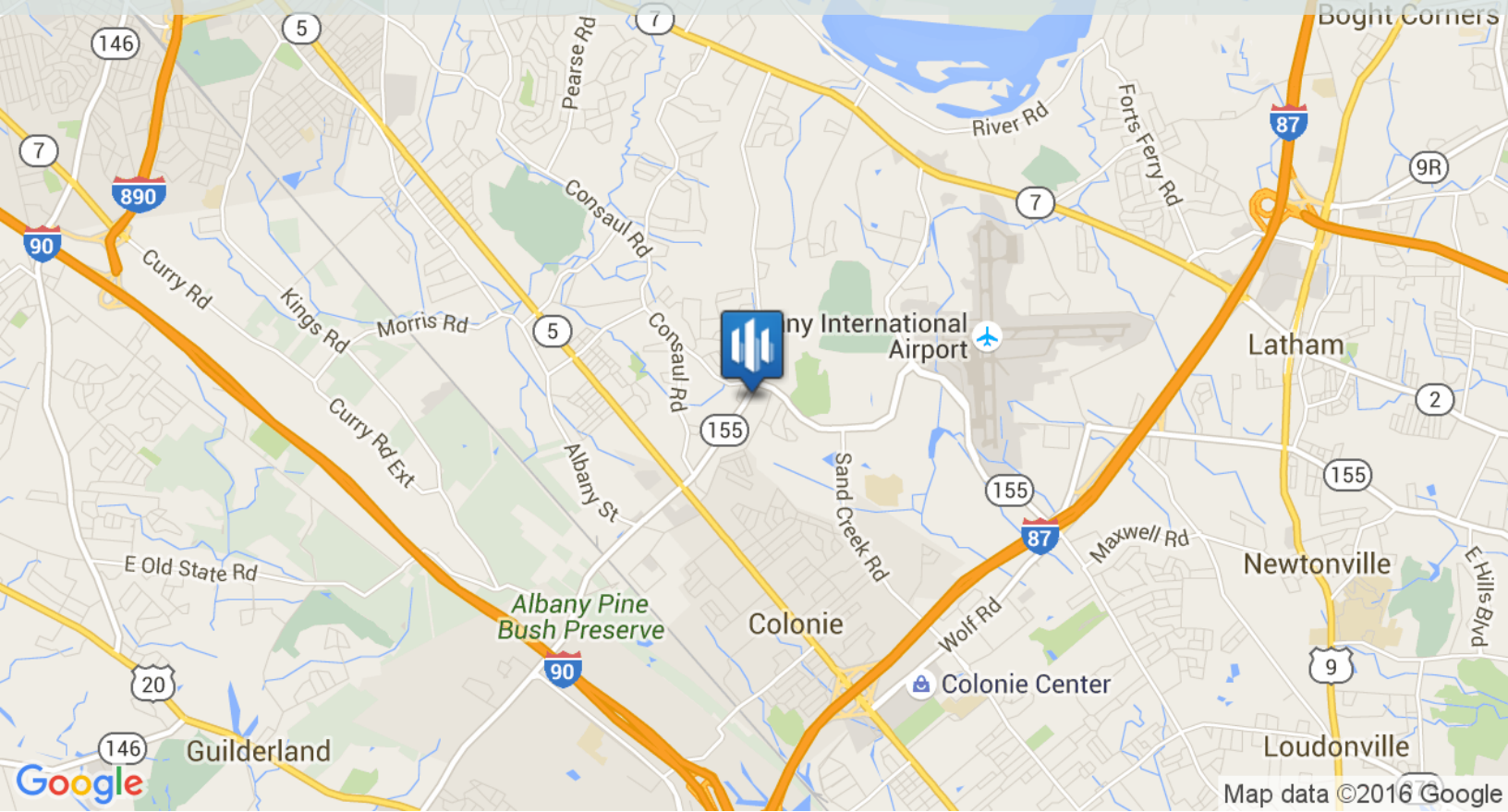
Available SF:	6,250 SF
Lease Rate:	\$16.50 SF/month (MG)
Building Size:	22,000 SF
Building Class:	A
Year Built:	1992
Zoning:	Office
Market:	Suburban
Cross Streets:	New Karner Road & Wall Street

Property Overview

Property	6,250 sf first floor office space Great layout
Location	Convenient location near Albany International Airport and major thoroughfares Close proximity to Albany International Airport Abundant parking

Presented by **CHRISTOPHER FALVEY**
518.640.2561
christopher.falvey@svn.com

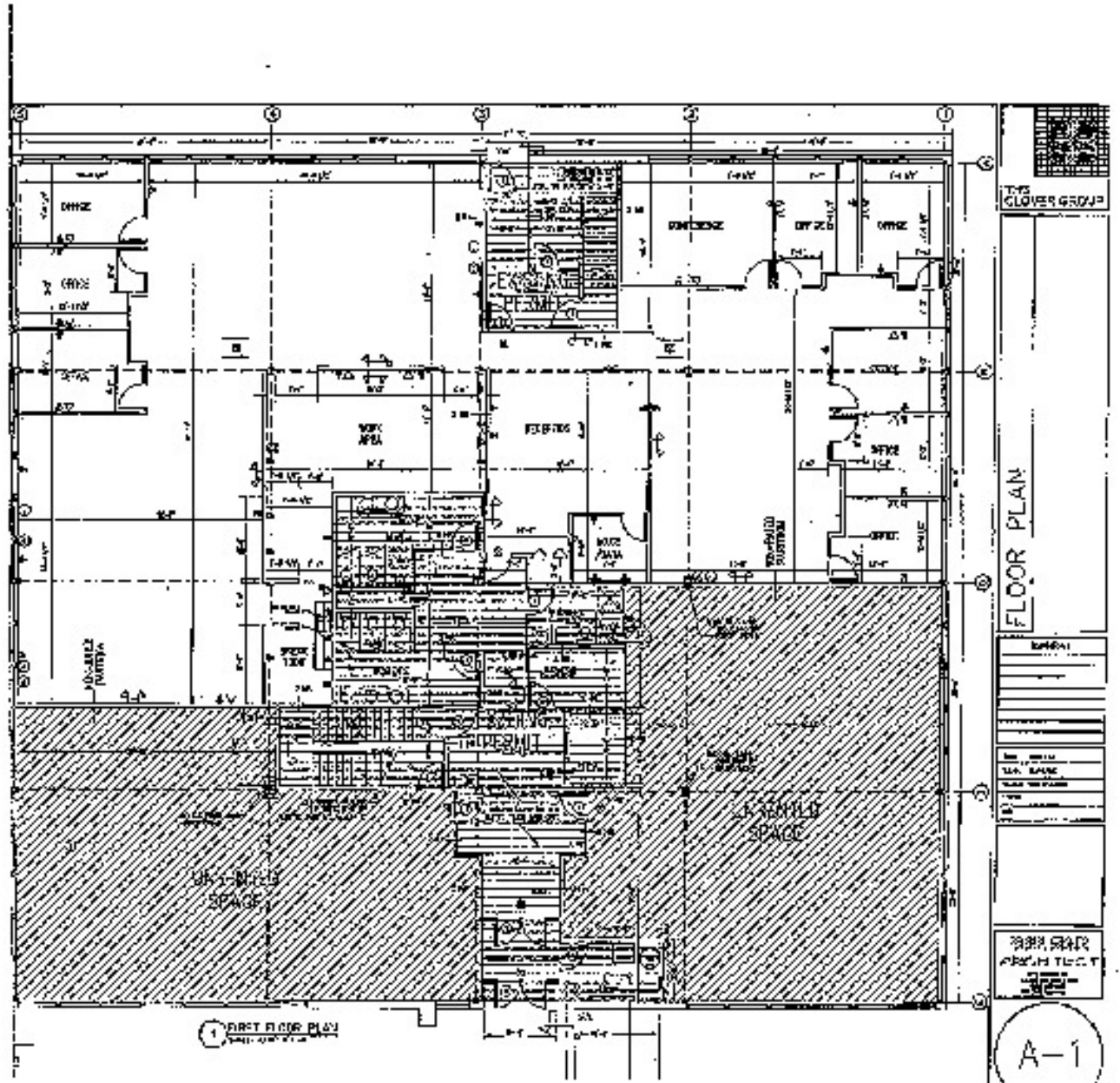
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Floor Plan





Christopher Falvey

Managing Director

SVN | Falvey Group

Licensed Realtor since 1986

Founded Falvey Real Estate Group, Albany NY in 2004

Owner of First Rate Funding, Albany NY since 2001

Owner of First Rate Commercial, Albany NY since 2001

Memberships & Affiliations

National Association of Realtors (NAR)
NYS Association of Realtors (NYSAR)
Greater Capital Association of Realtors (GCAR)
Capital Region Multiple Listing Service (CRMLS)
Past Chairman - Membership Committee GCAR
Past Chairman - Legislative & Public Affairs GCAR
Past Member - Professional Standards Committee CIREB
Past President CIREB
NAR Mediation Ambassador

Christopher Falvey

Managing Director

Phone: 518.640.2561

Email: christopher.falvey@svn.com

Address: 427 New Karner Road
Albany, NY 12205

Rand Sperry and Mark Van Ness first met while working on opposing sides of an investment deal in 1977. Mark's client wanted to purchase a property listed by Rand, whose firm did not cooperate with outside brokers.

Imagine if your own broker actually discouraged buyers from bidding on your property! It happens everyday.

Mark represented his client in the transaction, but received only a small referral fee – not a commission from Rand's broker. This common practice of broker exclusion causes properties to sell for less than their actual value, or not sell at all. The proof? Mark sold the same property soon after, demonstrating the value of full broker cooperation – with a 400 percent profit for his client.

“Giving up half your income in order to put clients first is something many brokers can't swallow.”

-Mark Van Ness

From Solution to Revolution

Sperry Van Ness was created in 1987 with a new philosophy: putting the client's interest first, by aggressively marketing to and cooperating with all brokers. This strategy creates a "bidding war" in the marketplace. In an industry where the status quo is to double end deals, Sperry Van Ness forged a new approach.

Maximum Competition Equals Maximum Value

Our philosophy "Maximum Competition Equals Maximum Value" separates us from all other national companies. We have a written policy of cooperation on every listing. No other brokerage firm does that! Even today, Sperry Van Ness remains the only firm that places the client's interests first, with our policy of marketing to the entire brokerage community



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