



AVAILABLE FOR LEASE

**677 Broadway**

Albany, NY 12207

AVAILABLE FOR LEASE

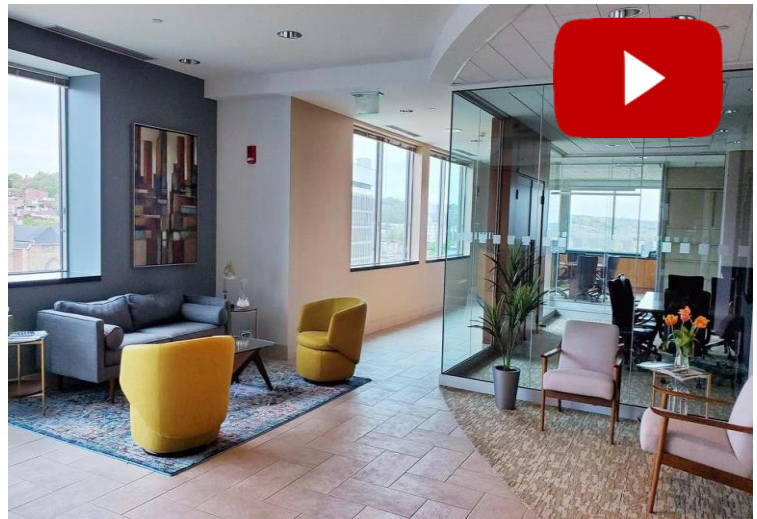
677 Broadway

Albany, NY 12207



## Highlights

- Superior Amenities
  - Home to the iconic Angelo's 677 Prime four-star steakhouse
  - Balconies, private cafe, heated sidewalks & energy efficiency
  - Short walk to Capitol building, courthouses, banks, restaurants, cafes, and other local amenities
- Excellent commuter location
  - Situated close to major arterials I-90 and I-787
  - With the Rensselaer AMTRAK station minutes away, Penn Station and midtown Manhattan are easily within reach
- Branding opportunity for full floor user
- Efficient floor plates (virtually column-free)
- Excellent covered parking
  - 900± car parking garage immediately adjacent to the building
- The most recent addition to the Albany Central Business District
- Suites ranging from 2,000± to 60,000± square feet are offered
- Building stands separate and distinct as "The" Class "A" office address in the State Capital
- Building consists of well-established professional corporations such as Charles Schwab, Nixon Peabody LLP, Harris Beach PLLC, Jeffries LLC and DLA Piper LLP



## Building Features

Address: 677 Broadway  
Albany, NY 12207

Locale: Albany Business District

Total Bldg. SF: 175,329±

Available SF: 60,000±

Lease Price: \$26.00 PSF

Parking: Unlimited including private,  
public & municipal

Stories: 12

Acres: .54±

Condition: Excellent

Age: 2004

Tax ID: 76.27-1-2301

Zoning: Commercial

Use: Professional Office space and  
Fine Dining

Elevators: 3

Water: Municipal

Sewer: Municipal

CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

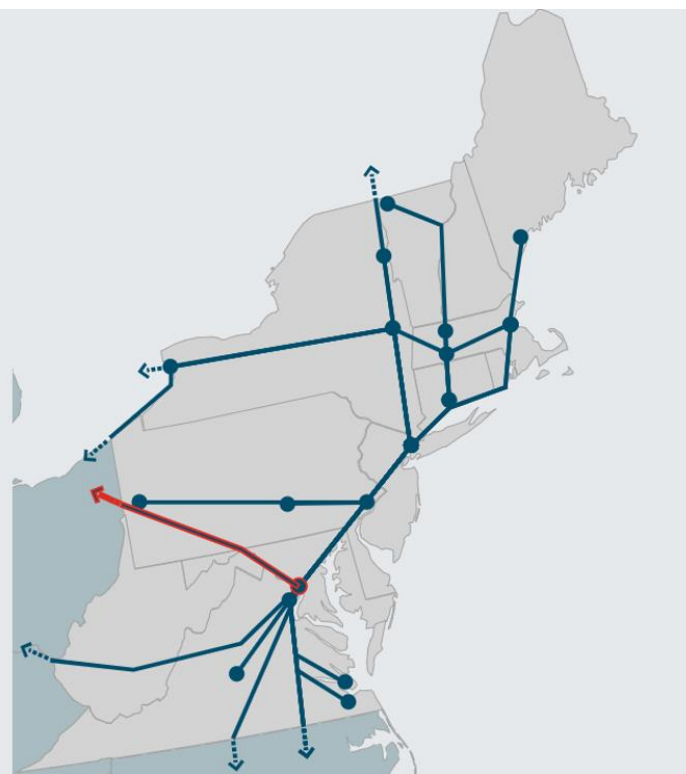
AVAILABLE FOR LEASE

# 677 Broadway

Albany, NY 12207



## Aerial & Location Map



### AMTRAK

#### Rensselaer, NY to:

Montreal, Quebec, Canada	4 hr 50 min
New York, NY (Penn Station)	2 hr 25 min
Rutland, VT	2 hr 35 min
Boston, MA	4 hr 10 min
New Haven, CT	4 hr 49 min
Philadelphia, PA	4 hr 37 min

AVAILABLE FOR LEASE

# 677 Broadway

Albany, NY 12207



## Available Spaces

FLOOR:	SPACE AVAILABLE:	DIRECT/SUB:	ASKING RENT:
Entire 8 <sup>th</sup>	15,641±	Direct	\$26.00 Gross
Part 7 <sup>th</sup>	1,113±	Direct	\$26.00 Gross
Part 6 <sup>th</sup> Suite 1	8,454±	Direct	\$26.00 Gross
Part 6 <sup>th</sup> Suite 2	7,187±	Direct	\$26.00 Gross
<i>*Entire 6<sup>th</sup> Floor Available Currently demised into two separate suites</i>			
Entire 5 <sup>th</sup>	15,641±	Direct	\$26.00 Gross
Entire 4 <sup>th</sup>	15,641±	Direct	\$26.00 Gross

## Local Amenities Map



CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

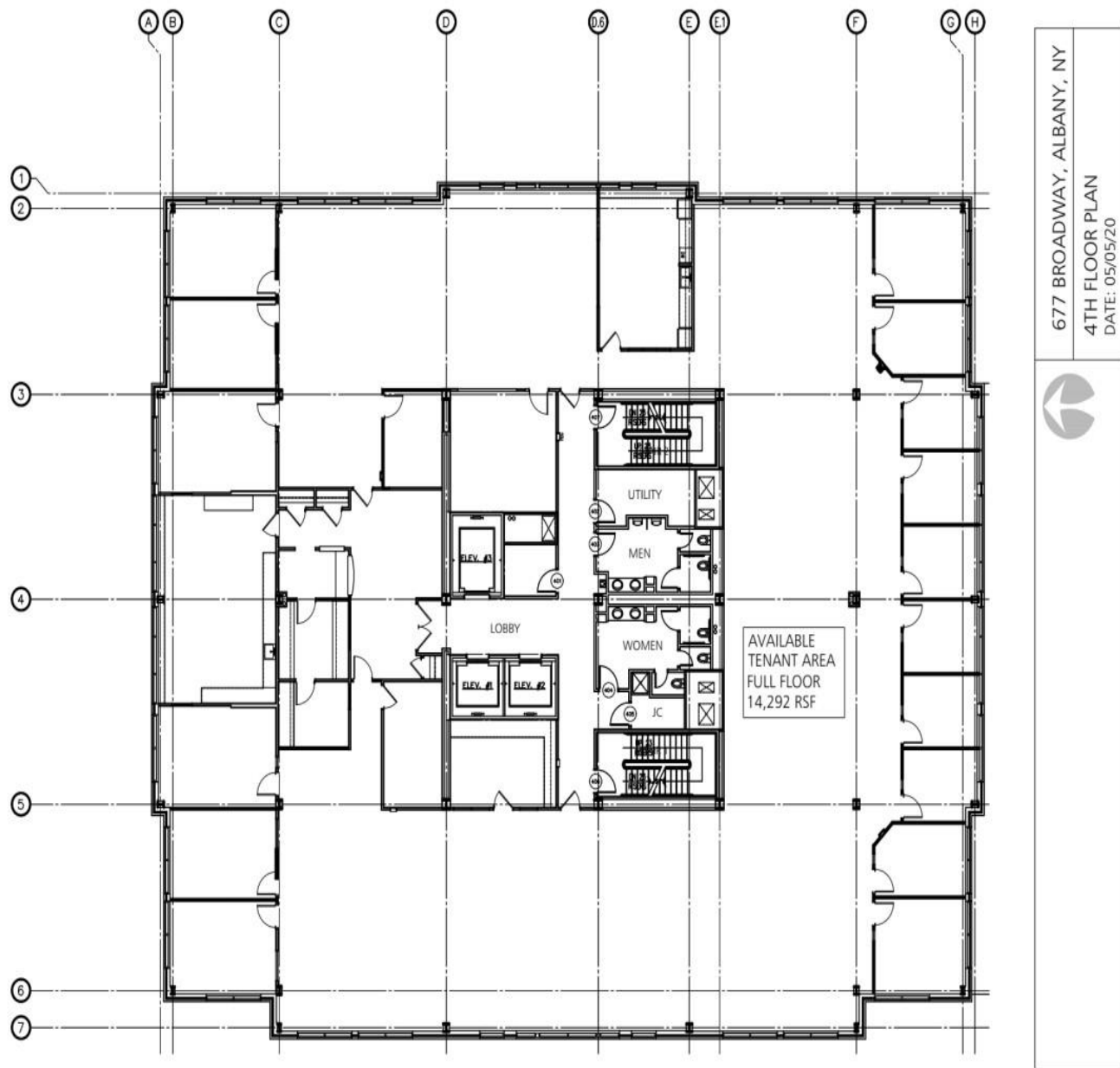
AVAILABLE FOR LEASE

677 Broadway

Albany, NY 12207



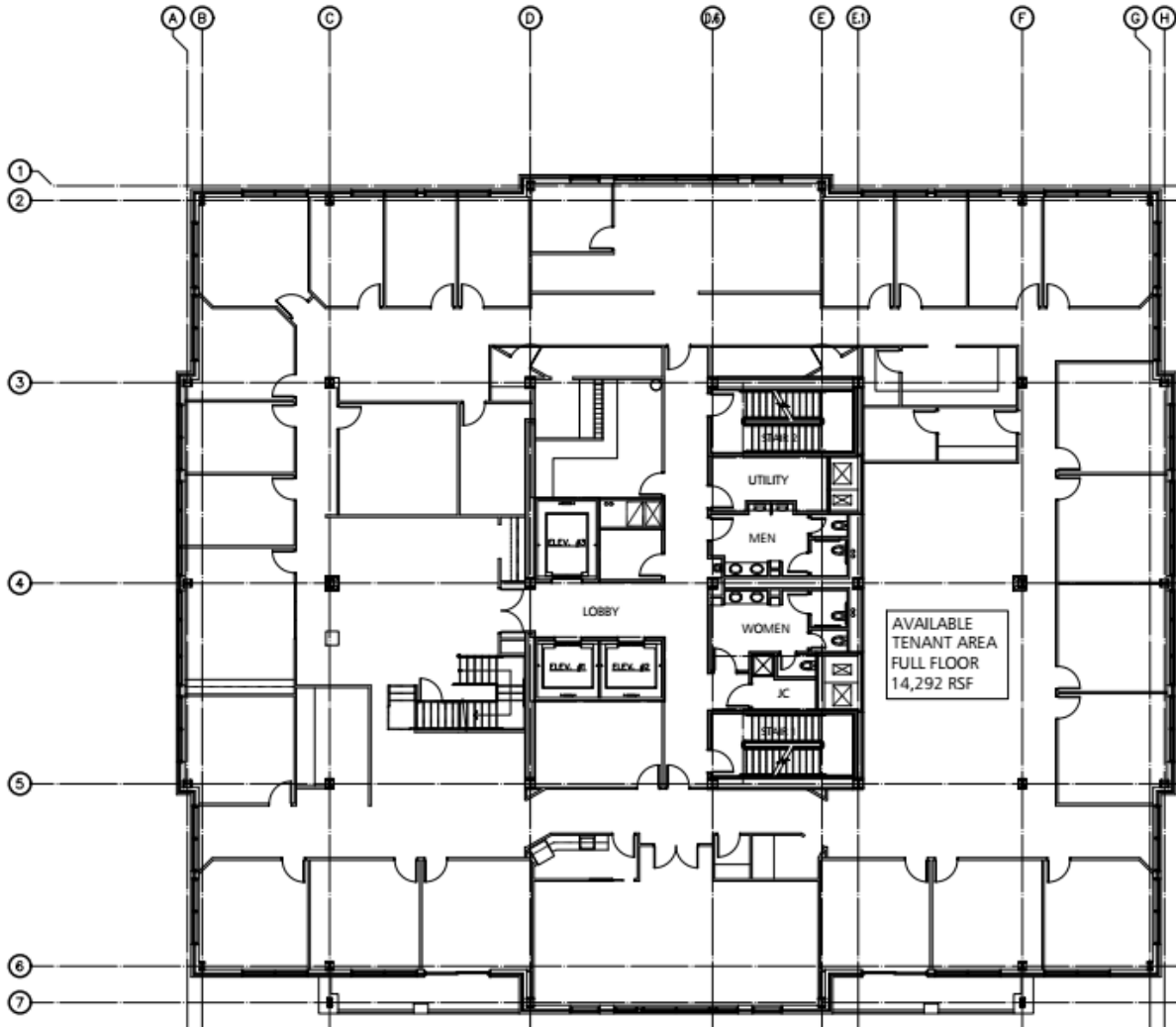
Floor Plan – 4<sup>th</sup> Floor



AVAILABLE FOR LEASE  
**677 Broadway**  
Albany, NY 12207



### Floor Plan – 5<sup>th</sup> Floor



677 BROADWAY, ALBANY, NY
5TH FLOOR PLAN
DATE: 05/05/20

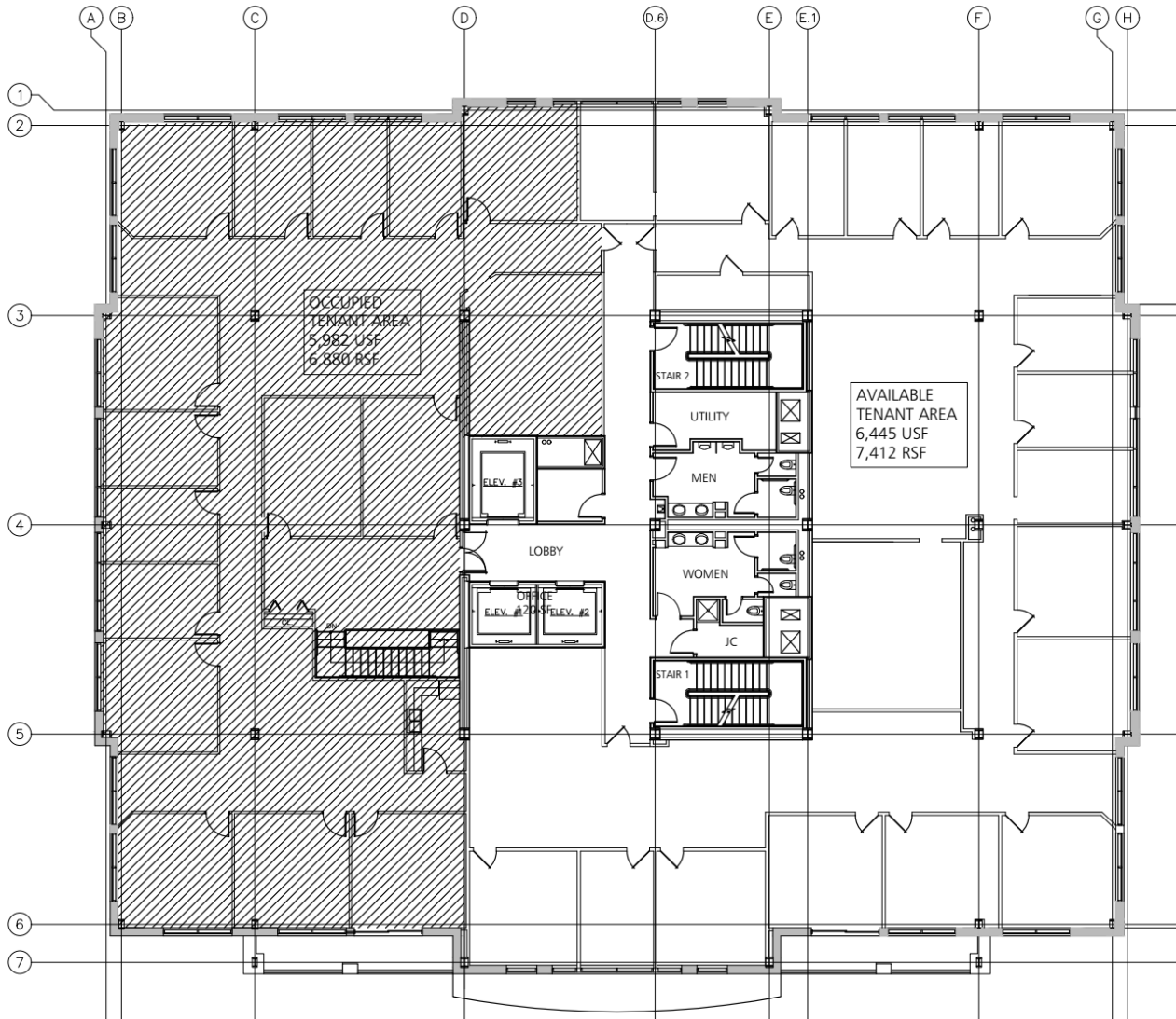
AVAILABLE FOR LEASE

677 Broadway

Albany, NY 12207



Floor Plan – 6<sup>th</sup> Floor



677 BROADWAY, ALBANY, NY
6TH FLOOR PLAN
DATE: 08/03/15 SCALE: 1/16" = 1'-0"

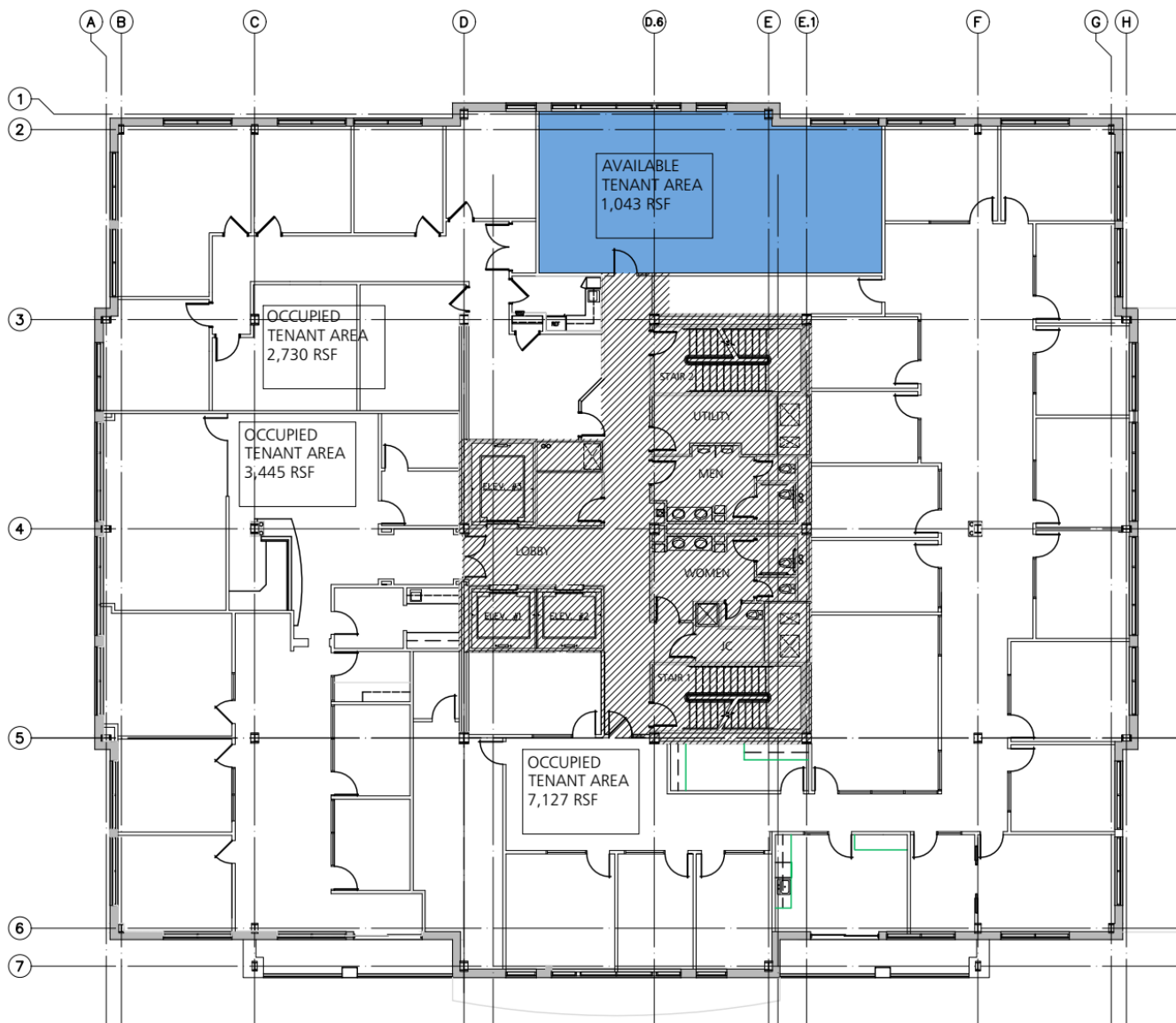
AVAILABLE FOR LEASE

677 Broadway

Albany, NY 12207



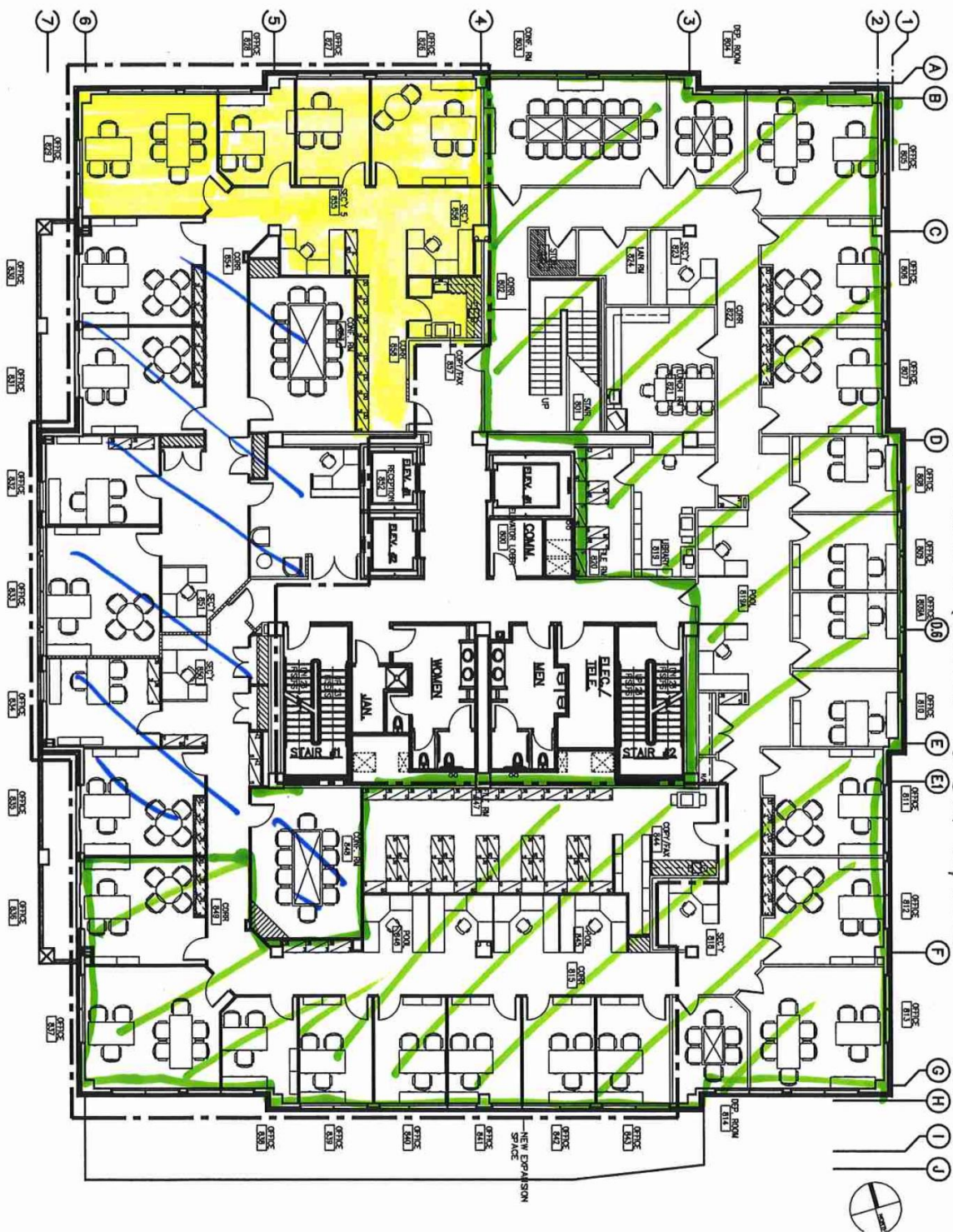
Floor Plan – 7<sup>th</sup> Floor



677 BROADWAY, ALBANY, NY
7TH FLOOR PLAN
DATE: 08/31/17 SCALE: 1/16" = 1'-0"



Floor Plan – 8<sup>th</sup> Floor



8<sup>th</sup> Floor - JL Space Current - Green Cross HATCH  
 - Proposed West Give Back to JL - Yellow  
 - Give Cross HATCH - West Space

AVAILABLE FOR LEASE  
**677 Broadway**  
Albany, NY 12207



## Pictures



CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

AVAILABLE FOR LEASE

677 Broadway

Albany, NY 12207



## Pictures



For further information, contact:

**APRIL L. MCFEE**

Real Estate Salesperson  
+1 518 810 6622 (mobile)

[amcfee@pyramidbrokerage.com](mailto:amcfee@pyramidbrokerage.com)

**PETER W. STRUZZI, SIOR**

Executive Managing Director  
Principal Real Estate Broker  
+1 518 229 6795 (mobile)

[pstruzzi@pyramidbrokerage.com](mailto:pstruzzi@pyramidbrokerage.com)

40 British American Blvd.  
Latham, NY 12110

Main: +1 518 489 9199

Fax: +1 518 489 3492

[pyramidbrokerage.com](http://pyramidbrokerage.com)

CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.