



BERKSHIRE HATHAWAY
HomeServices
Blake, REALTORS®
COMMERCIAL DIVISION

12 Metro & Aviation Rd
Colonie, N.Y.

For Lease: Rates Below

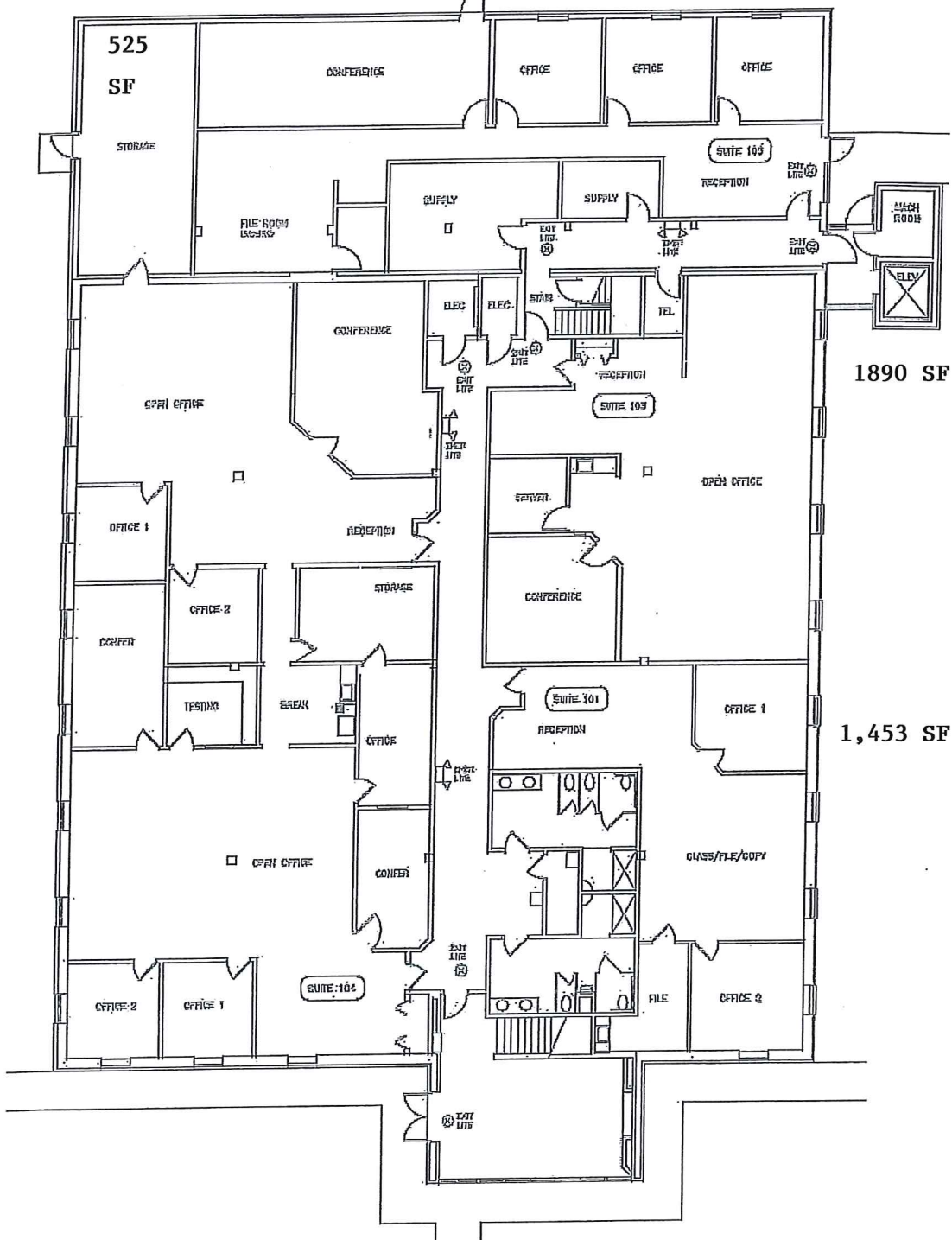


Features

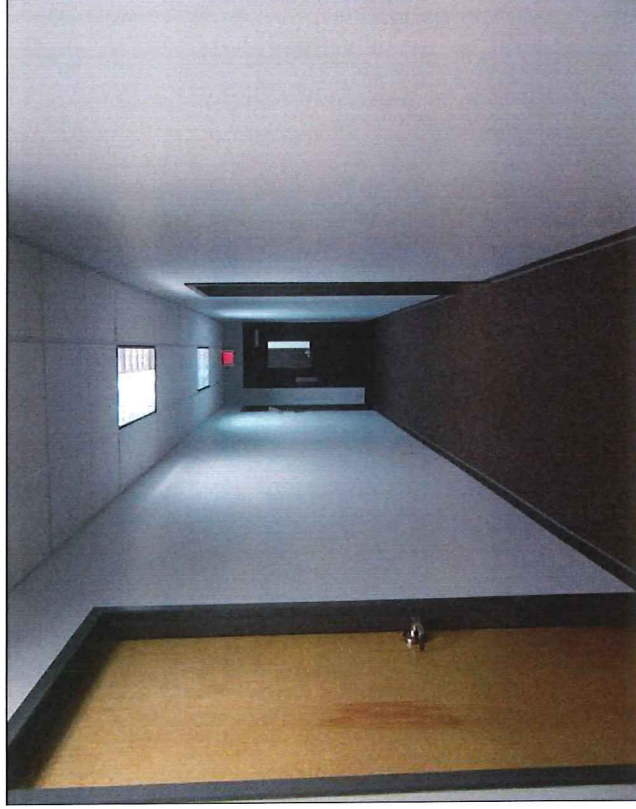
Total Sq. Ft.	27,552
Acres	2.4
Construction	Block / Brick
Stories	2
Roof	Rubber
Age	40
Heat	Hot Air
Zoning	COR
Parking	115 Private Spaces
Elevator	Yes
Utilities	Public water & sewer

Welcome to 12 Metro Park Drive, a warm and inviting work environment to meet your needs. Features heat included in the rent, five day per week janitorial, security access for after hours, energy efficient lighting, double hung windows that open, T-4, and fiber optic cabling, men's and women's bathrooms with showers, new carpeting and wall coverings in the common area. The location is adjacent to walking trails leading to The Crossings and Rudy Ciciotti Recreational facility. First floor suites offered as follows: 1,453 SF at \$1,700 Per Month. 1,890 SF at \$2,200 Per Month which can be combined to accommodate 3,343 SF offered at \$3,900 Per Month. Rear space of 2,079 SF offered at \$2,426. Adjacent Storage of 524 SF can also be made available for a combined value of \$3077 Per Month. Rents plus electric.

AVAILABLE 2079 SF 525 SF



FIRST FLOOR





First Floor, suites of 1,453 SF, and 1890 SF can be combined into 3,343 SF usable SF. The second set of suites is 524 SF and adjoining 2,074 SF, with additional large storage space of 100 SF combined space of 2,598 SF. These spaces will be modified with updated recessed lighting, wall covering, and carpet and service kitchen provided in each suite.

Rental Rate Includes heat, and air conditioning, and janitorial Tenant pays their own electric

The information contained herein has been obtained from sources deemed reliable. However, we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

For more information:

Paul Bowers
Associate Real Estate Broker
www.bowersblake.com
(518) 857-0568