

Office Space for Lease
8 Automation Lane, Albany, NY 12205

3,095 RSF
\$14.50/SF + utilities



Lease Includes

Property taxes, building insurance
maintenance, Monday - Friday, 8:00 am to 5:00 pm.
housekeeping, Monday - Friday, 5:00 pm to 9:00 pm.

Tenant Improvements

To be negotiated.

Building Amenities

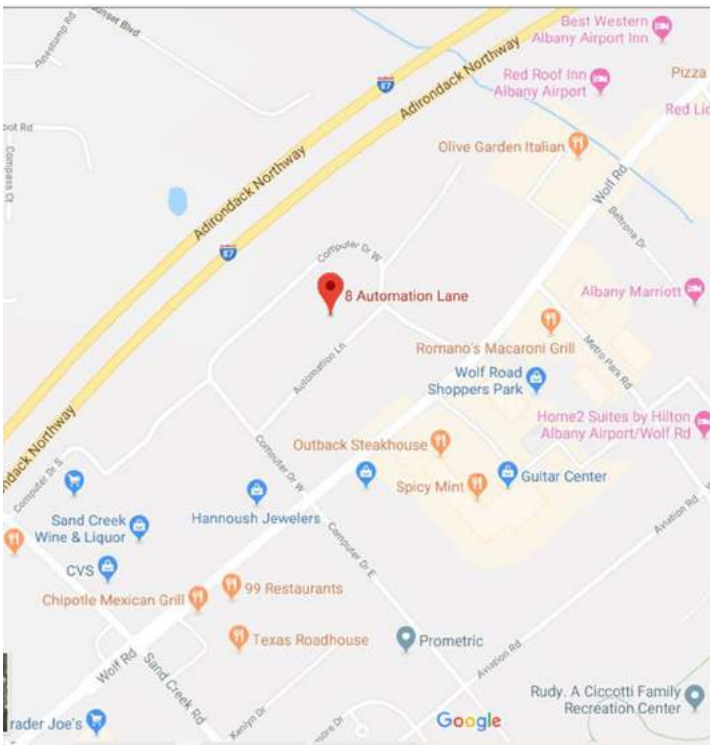
4 parking spaces per 1,000 RSF.
New facade, parking lots and sidewalks.
Upgraded lobby and bathrooms.

Area Amenities

1 mile to the NYS Thruway and I-87 Northway.
3 miles to Albany International Airport.
7 miles to Downtown Albany.

Within walking distance of Wolf Road, home to shopping,
dining, hotels/motels, grocery stores, drug stores, fitness
centers, and a 140 acre passive park.





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Building Information

Lot size:	0.90 Acres
Zoning:	COR Commercial
Parking:	47 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	400 Amp 3 Phase
Condition:	Excellent
Construction:	Brick

Directions

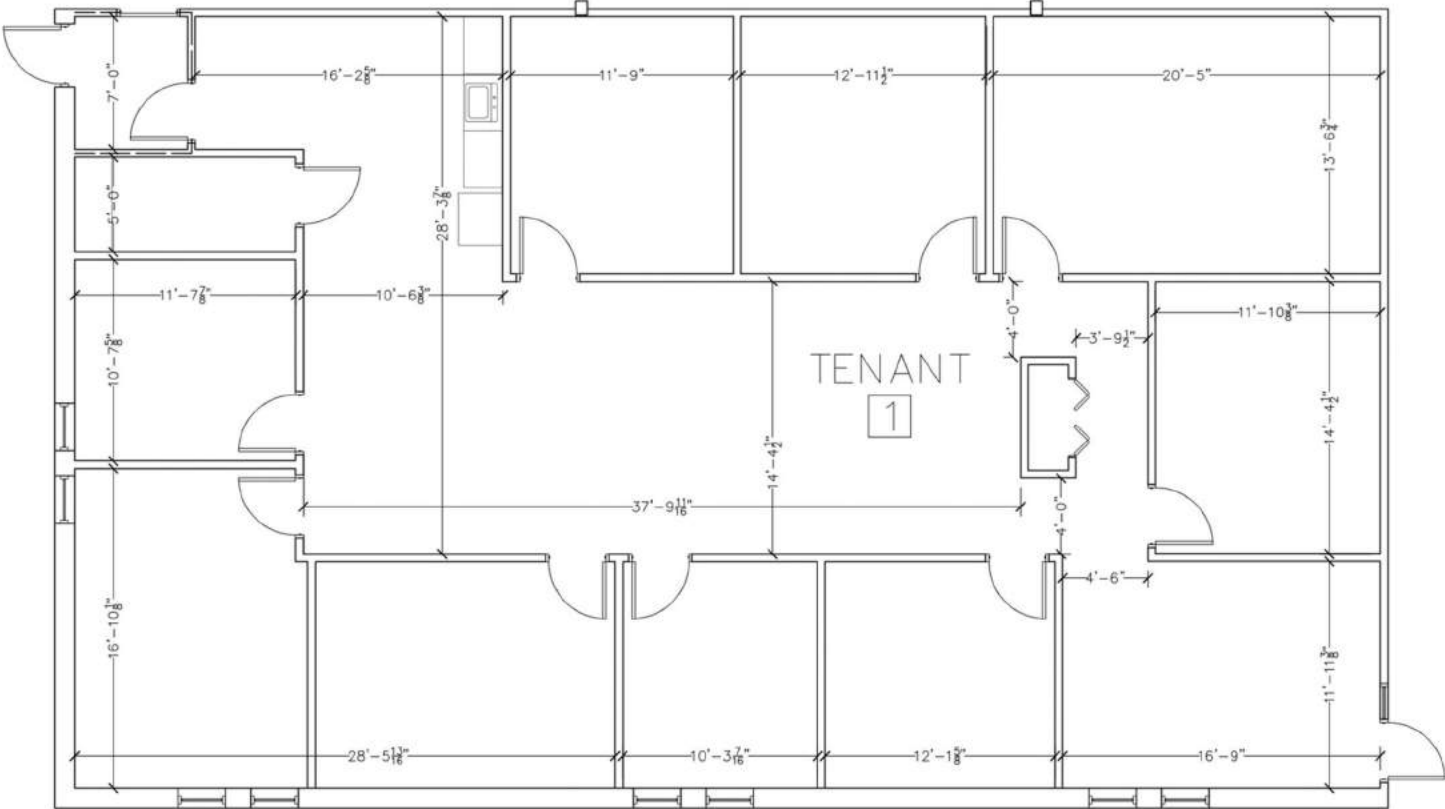
Northway 87 to US Route 5 exit; continue to Wolf Road, left on Computer Drive West, right on Automation Lane, building on left.

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Hours of Operation:
 Monday - Friday 8:00 am - 5:00 pm
 125 Wolf Road Albany, New York 12205

Floor Plan





The health of your business is the heart of our business. For more than 50 years, The Anderson Group has provided trusted, respected office and executive suite leasing to businesses in the Capital Region.

Beyond simply renting you a space, we've developed expertise in office space efficiency, productivity and profitability, so we'll work with you to create a work environment that serves you best, now and into the future.

We're happy to lease directly or through a broker. Rest assured that we offer competitive commissions for brokered leases—as well as flexible, custom leases to meet our tenant's needs.

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