

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**12 METRO PARK ROAD**  
ALBANY, NEW YORK 12205  
ALBANY COUNTY

PROFESSIONALLY MANAGED OFFICE BUILDING IN COLONIE.  
AT ENTRANCE TO THE CROSSINGS PARK WITH ALL THE PERKS OF WOLF ROAD.  
CUSTOM FIT-UPS FOR YOUR SUITE.

## QUICK FACTS

- AVAILABLE SPACE: 2ND FLOOR - 1,210 RSF WITH 2 PRIVATE OFFICES, BULLPEN, AND RECEPTION AREA
- JOIN TENANTS: TOWN OF COLONIE SENIOR SERVICES, KEYSTONE PHYSICAL THERAPY, WRIGHT RISK MANAGEMENT, LITTLE LIGHT COUNSELING, FIRST LIGHT, SLIGO SOFTWARE AND AVNA LEARNING CENTER.
- ASKING: \$16.00 PSF INCLUDES UTILITIES,
- GENEROUS FIT-UP ALLOWANCE AT LANDLORD'S EXPENSE.
- NEAR CICCOTTI REC CENTER.
- ALL THE RETAIL AMENITIES OF WOLF ROAD AT YOUR FINGERTIPS.







TITAN COMMERCIAL REALTY GROUP LLC  
24 AVIATION RD, ALBANY, NY, 12205  
518 400 0668  
[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)  
[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

# HELPING BUILD EMPIRES ONE DEAL AT A TIME

TODD J DROWLETTE  
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM  
NYS LICENSED REAL ESTATE BROKER  
MANAGING DIRECTOR  
518 400 0668 EXT 702

# WOLF ROAD ALBANY, NEW YORK



**SITE**  
12 Metro Park Rd

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SUITE 207  
3,381 SF

SUITE 202  
1,210 SF RENTABLE

SUITE 201  
3,688 SF

KEYSTONE PHYSICAL  
THERAPY

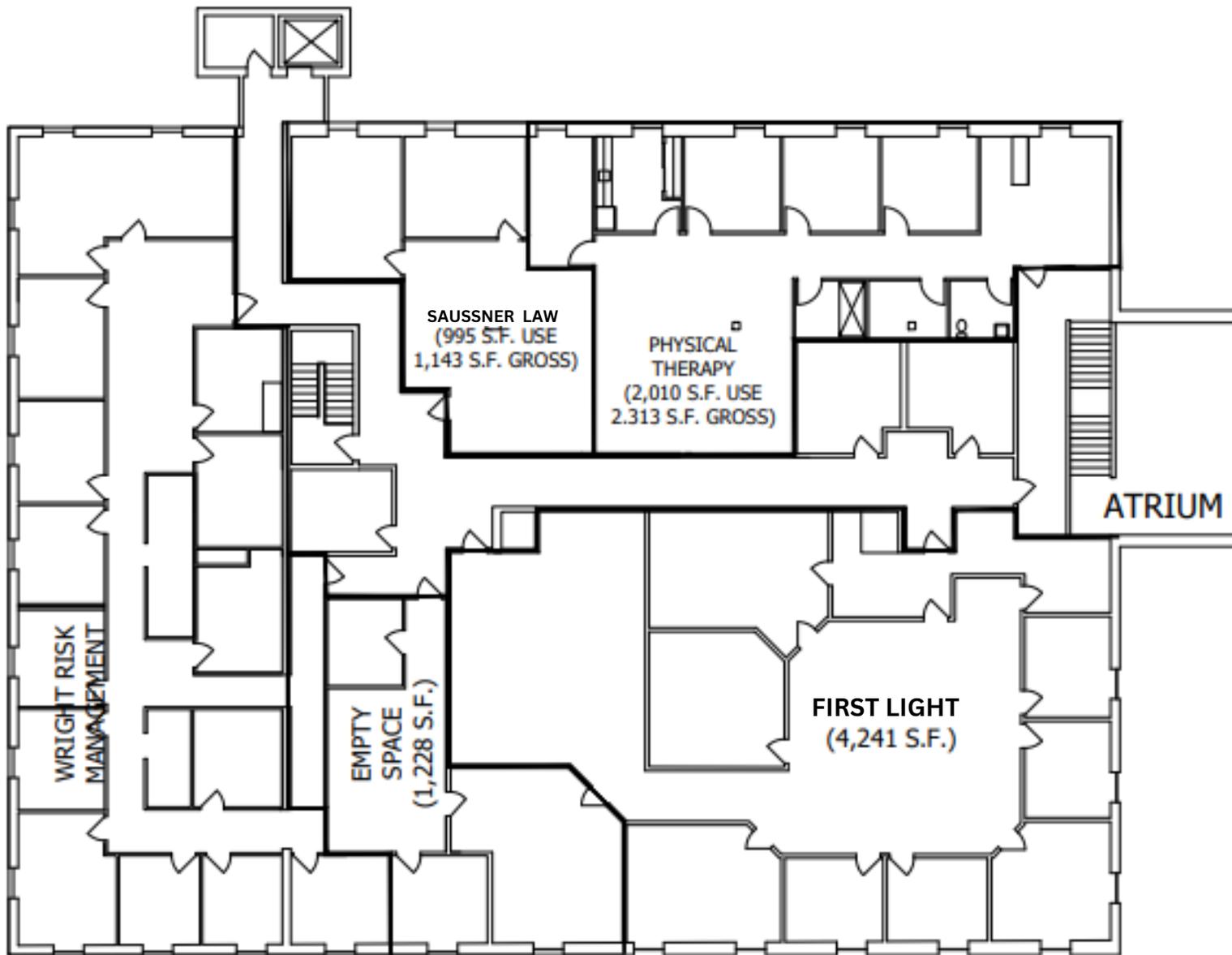
SUITE 208  
3,651 SF RENTABLE

COMMON  
2,180 SF

HEARTSPACE  
MIDWIFERY

13,294 SF

SECOND FLOOR



**CAPITAL ARCHITECTURE**  
 13 HAMILTON STREET  
 COHOES, NY 12047  
 253 1442 CELL  
[capitalarchitecture@yahoo.com](mailto:capitalarchitecture@yahoo.com)  
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF NEW YORK. I WILL BE SEVERELY PENALIZED IF I DO NOT SIGN THIS DOCUMENT.



**PHYSICAL THERAPY OFFICE**  
 12 METRO LANE SUITE 208  
 COLONIE, NY

**DATE:** DECEMBER 2022  
**REV:**  
**A101**

**SECOND FLOOR PLAN**

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