

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
3140 TROY-SCHENECTADY RD
NISKAYUNA, NEW YORK
SCHENECTADY COUNTY

CLASS A OFFICE SPACE WITH HIGH CEILINGS, BIG WINDOWS
AND ATTENTIVE ON-SITE LANDLORD.

QUICK FACTS

- CLASS A PROFESSIONAL OFFICE BUILDING
- EXCELLENT LOCATION WITH ATTENTIVE, ON-SITE LANDLORD
- BEAUTIFUL FINISHES AND WINDOWS EVERYWHERE
- AVAILABLE SPACES FROM 2,133 RENTABLE SQUARE FEET UP TO 5,469 RENTABLE SQUARE FEET
- ENVIRONMENTALLY AND TECHNOLOGICALLY ADVANCED, STATE OF THE ART OFFICE BUILDING
- LOCATED ON TROY-SCHENECTADY ROAD AT LATHAM/NISKAYUNA BORDER
- ASKING: \$16.50 PSF GROSS PLUS UTILITIES + INCREASE IN BASE YEAR







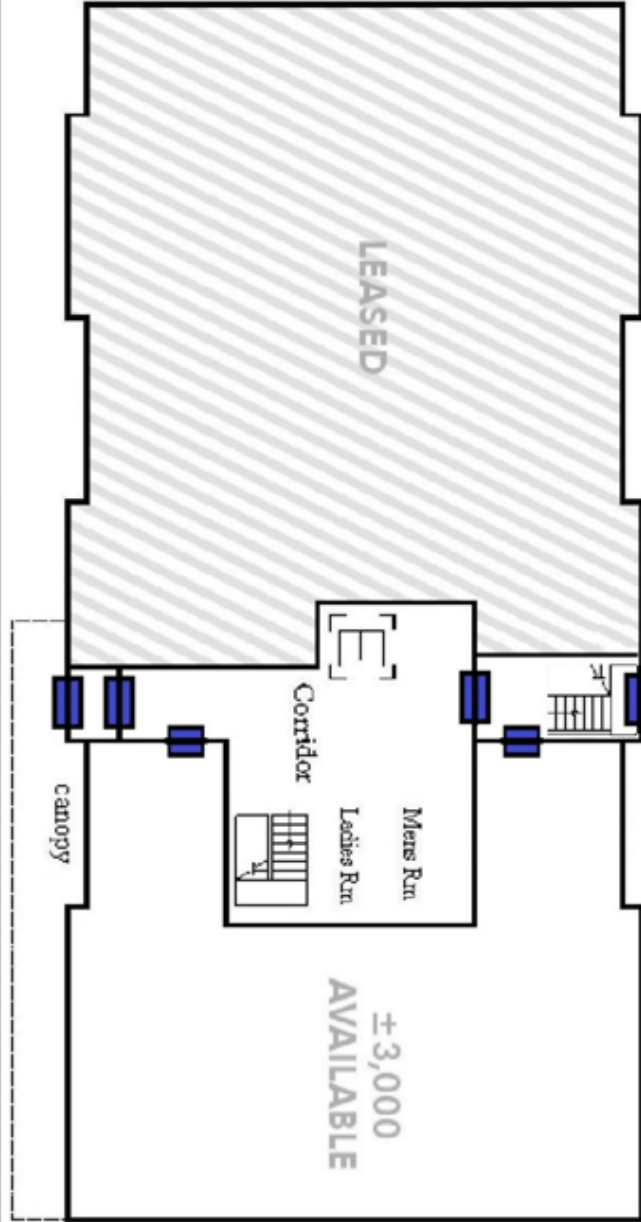
TITAN COMMERCIAL REALTY GROUP LLC
 24 AVIATION RD, ALBANY, NY, 12205
 518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

**HELPING BUILD EMPIRES
 ONE DEAL AT A TIME**

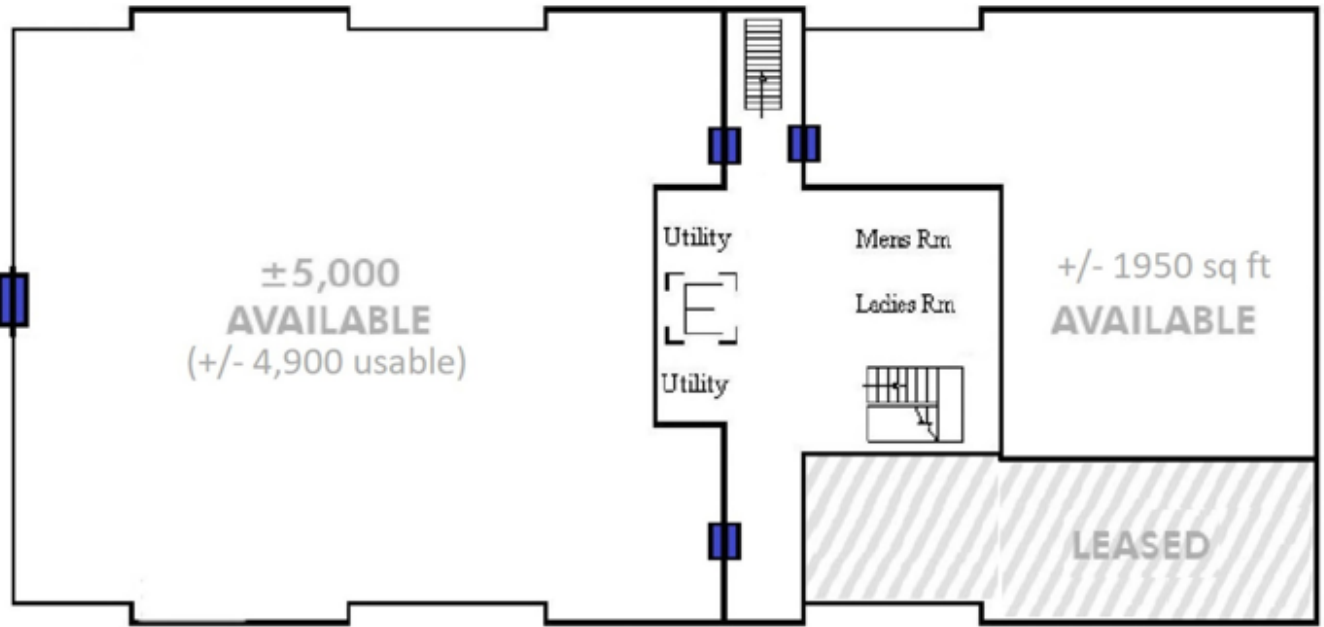
TODD J DROWLETTE
 TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
 NYS LICENSED REAL ESTATE BROKER
 MANAGING DIRECTOR
 518 400 0668 EXT 702

FLOOR PLANS

First Floor



**(Lower Level)
Mezzanine Level**



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