

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
50 STATE STREET
ALBANY, NEW YORK
ALBANY COUNTY

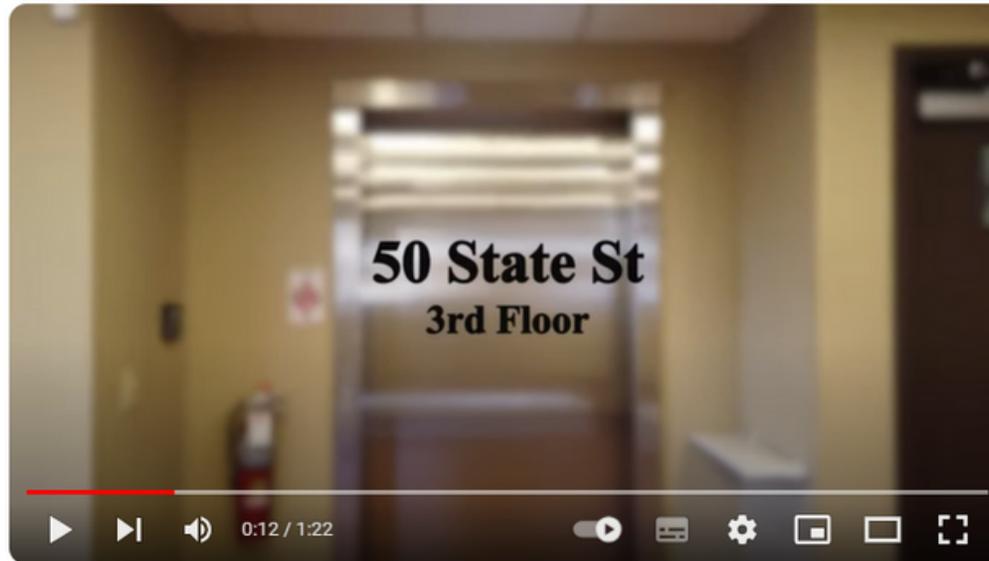
BEAUTIFUL DOWNTOWN OFFICE BUILDING. PLENTY OF WINDOWS WITH
NICE VIEWS. SHORT WALK TO THE CAPITOL AND COURT HOUSES.

QUICK FACTS

- MARBLE FOYER, KEY FOB ENTRY WITH SECURITY CAMERAS, AND PARKING ONE BLOCK AWAY CONTROLLED BY BUILDING OWNER FOR AN ADDITIONAL COST.
- BUILDING IS SUITABLE FOR ANY PROFESSIONAL OFFICE USE.
- ON-SITE, PROFESSIONAL PROPERTY MANAGEMENT.
- AVAILABLE SPACE: 2 FLOORS AVAILABLE. 3,750 SQUARE FEET EACH FLOOR.
- ELEVATORS: FOB CONTROLLED.
- PARKING: ONE BLOCK AWAY, SURFACE LOT.
- ASKING: \$16.00 PSF GROSS PLUS UTILITIES AND INCREASE IN BASE YEAR NNN'S.
- NNN'S: \$3.25 PSF (CAM \$1.06, INS \$.48, TAX \$1.71)



VIDEO TOUR

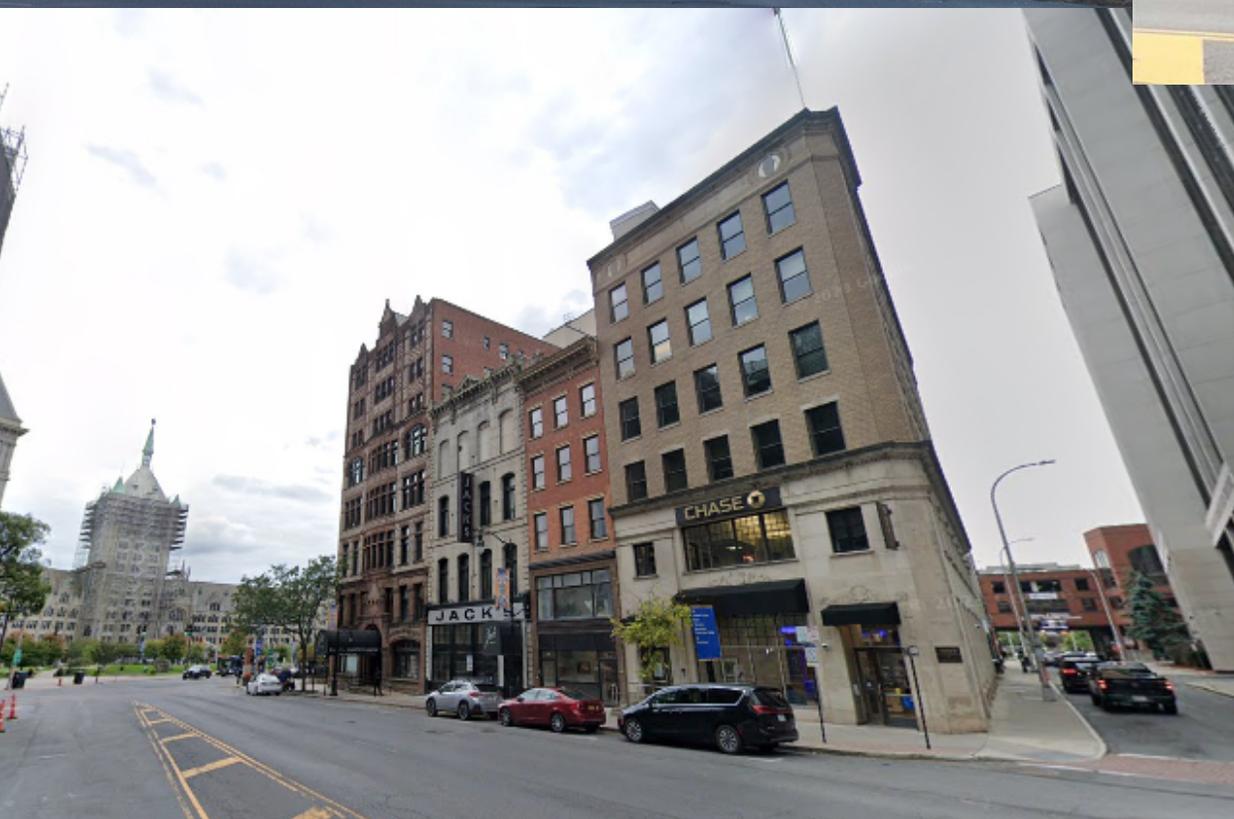


50 State 3rd Floor

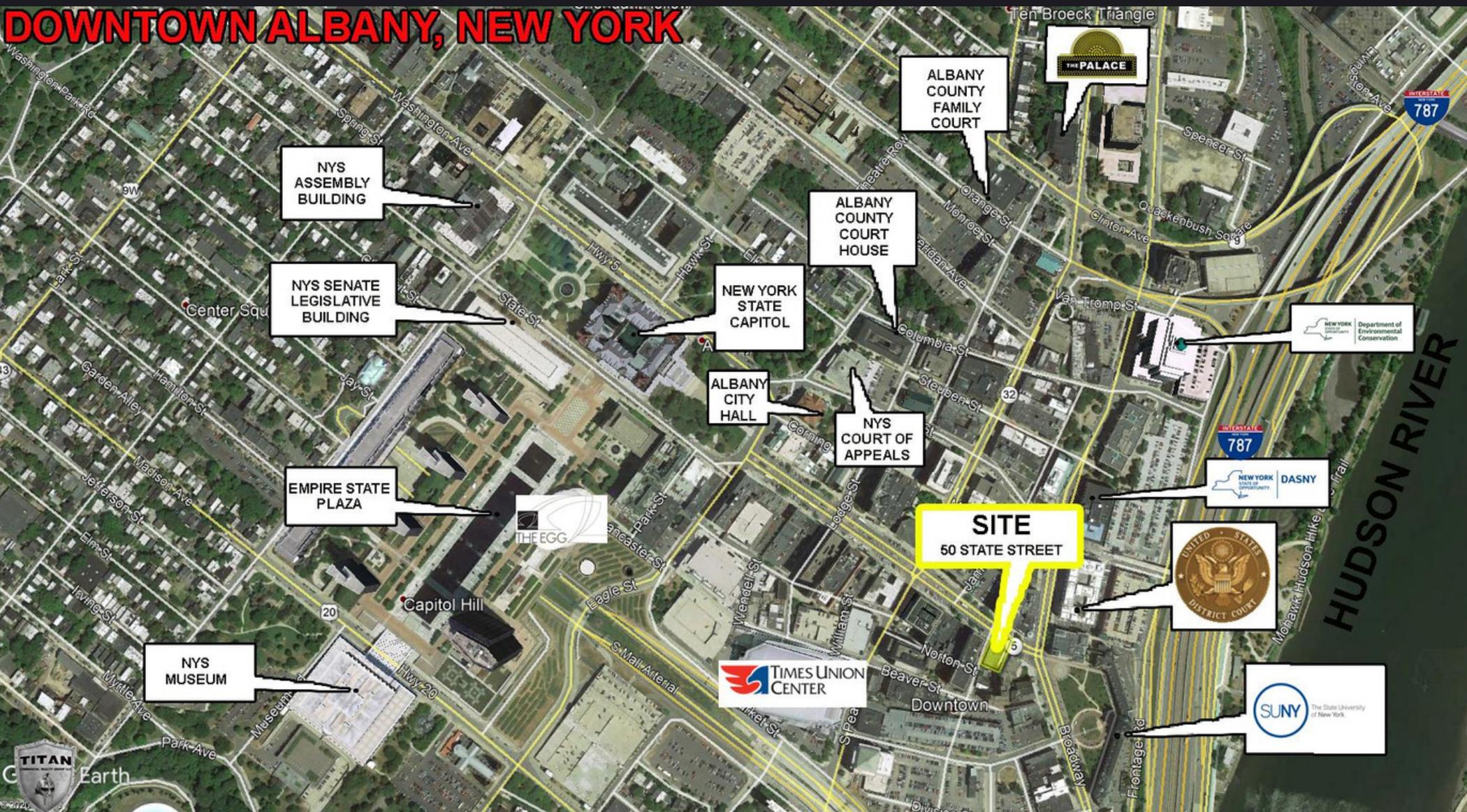


50 State Street, Albany - 4th Floor





DOWNTOWN ALBANY, NEW YORK



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



SITE
50 STATE STREET

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