

**FOR SALE**  
**39 NORTH PEARL STREET**  
**ALBANY, NEW YORK**



39 North Pearl Street in Albany is an iconic Downtown fixture. This is a 6-story brick construction, professional office building. It has excellent views of the Albany skyline and houses a private, two-level parking garage with 55 parking spaces. The building is approximately 51,204 square feet on 0.38 acres at the intersection of North Pearl Street and Pine Street. Located one block from the federal courthouse and 3 blocks from the New York State Capitol and Albany City Hall, this is an ideal location for a variety of professional companies. This location offers easy access for both local and out of town clients with close proximity to I-787 and I-87.

**Asking: \$4,780,603**  
**Cap Rate: 10.00%**



**Exclusive Leasing Agents:**  
**TITAN Commercial Realty Group, LLC**  
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**Contact:**

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# 39 NORTH PEARL STREET ALBANY, NEW YORK

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	99,597	169,932	384,509
Households	43,501	72,693	159,483
Med. HH Income	\$48,402	\$58,819	\$65,571

## DOWNTOWN ALBANY, NEW YORK

