

OFFICE
SPACE
FOR LEASE

94 NEW KARNER

94 NEW KARNER ROAD, ALBANY, NY 12203



FEATURES

Newly remodeled two-story Lobby bathed in natural light features vaulted skylight ceiling and brand-new open design staircase

Class A design and contemporary environment

Bright offices with many windows and lots of natural light

Dedicated visitor parking spaces

Two passenger elevators

Overhead Door drive-through Garage space available

BUILDING SPECS

Building Size	59,000 sq ft	Utilities	separately metered	Occupancy	Professional office tenants
Building Height	2 stories	HVAC	Rooftop Units with Zone Control	Rates	Flexible Lease Terms, Competitive rental rates based on Term and Fit Up
Year Built	1991	Telecom	Under floor cabling grid system; Fiber available	Available	Immediately
Parking	4-5 spaces per 1,000				



CONTACT

Art Dombrowski (518) 690-4314 · artd@hoffmanenterprises.com

25 Corporate Circle, Albany NY 12203 · P (518) 452-0095 · F (518) 452-9902
www.hoffmanenterprises.com

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BUILDING · LEASING · MANAGEMENT

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LOCATION

Centrally located at the intersection of Washington Avenue Extension and New Karner Rd (Rt 155)

Convenient to Albany Nanotech Complex (CNSE), I-87 and I-90, and Albany Int'l Airport

Nestled among old growth pines and hardwoods adjacent to Albany Pine Bush Preserve

Superb exposure along desirable Washington Ave Extension corridor

NEWLY RENOVATED LOBBY



BUILDING AERIAL



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