



CUSHMAN &  
WAKEFIELD



Pyramid Brokerage  
Company



**FOR LEASE**

**245 BROADWAY  
SCHENECTADY, NY**

**3,200± SF**

**PRIME OFFICE  
SPACE AVAILABLE**

ADAM FIELD  
Associate Real Estate Broker  
+1 518 669 9930  
afield@pyramidbrokerage.com

40 British-American Boulevard  
Latham, New York 12110  
+1 518 489 9199  
pyramidbrokerage.com

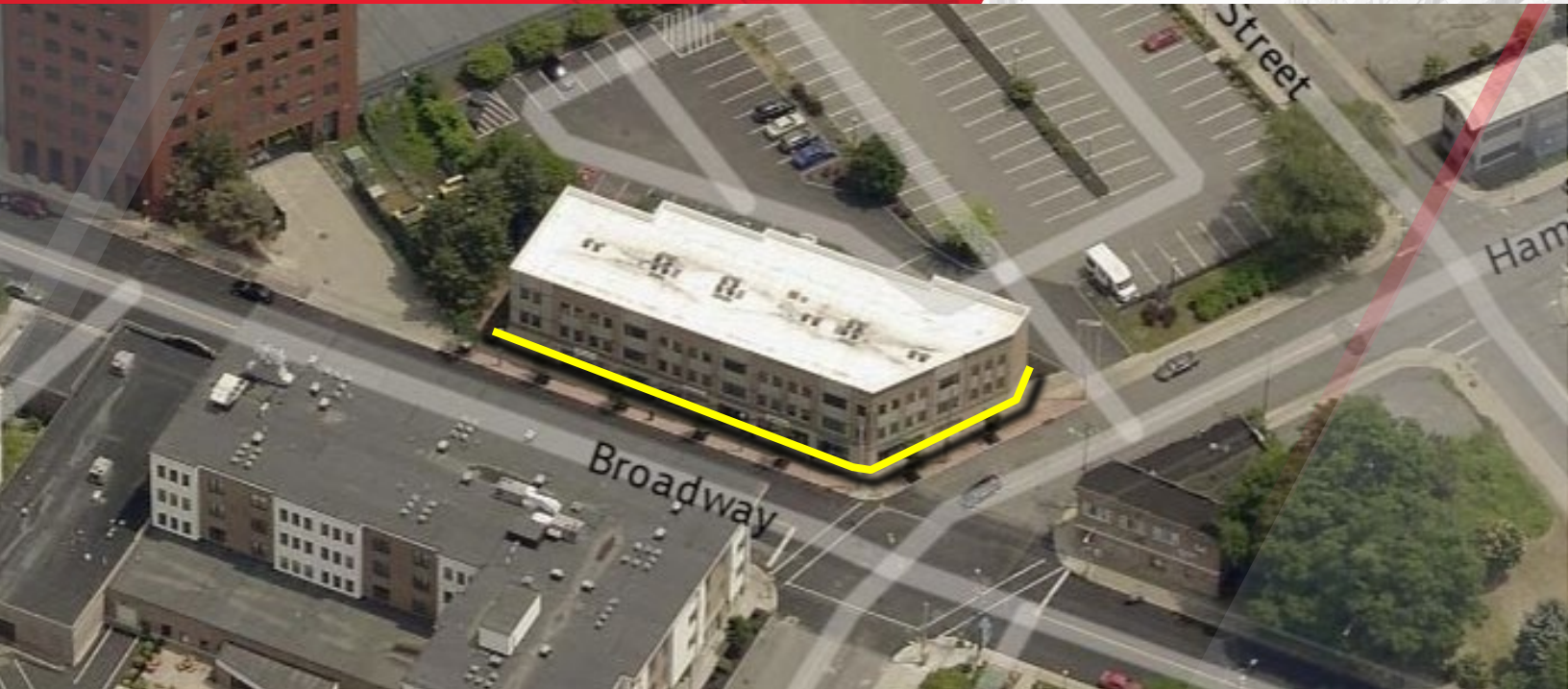
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FOR LEASE

# 245 Broadway

Schenectady, NY 12305



## 3,200± SF

### Property Highlights

New And Modern Mixed Use Building In Downtown Schenectady With Parking Along The Street And In Surface Lot Behind The Building.

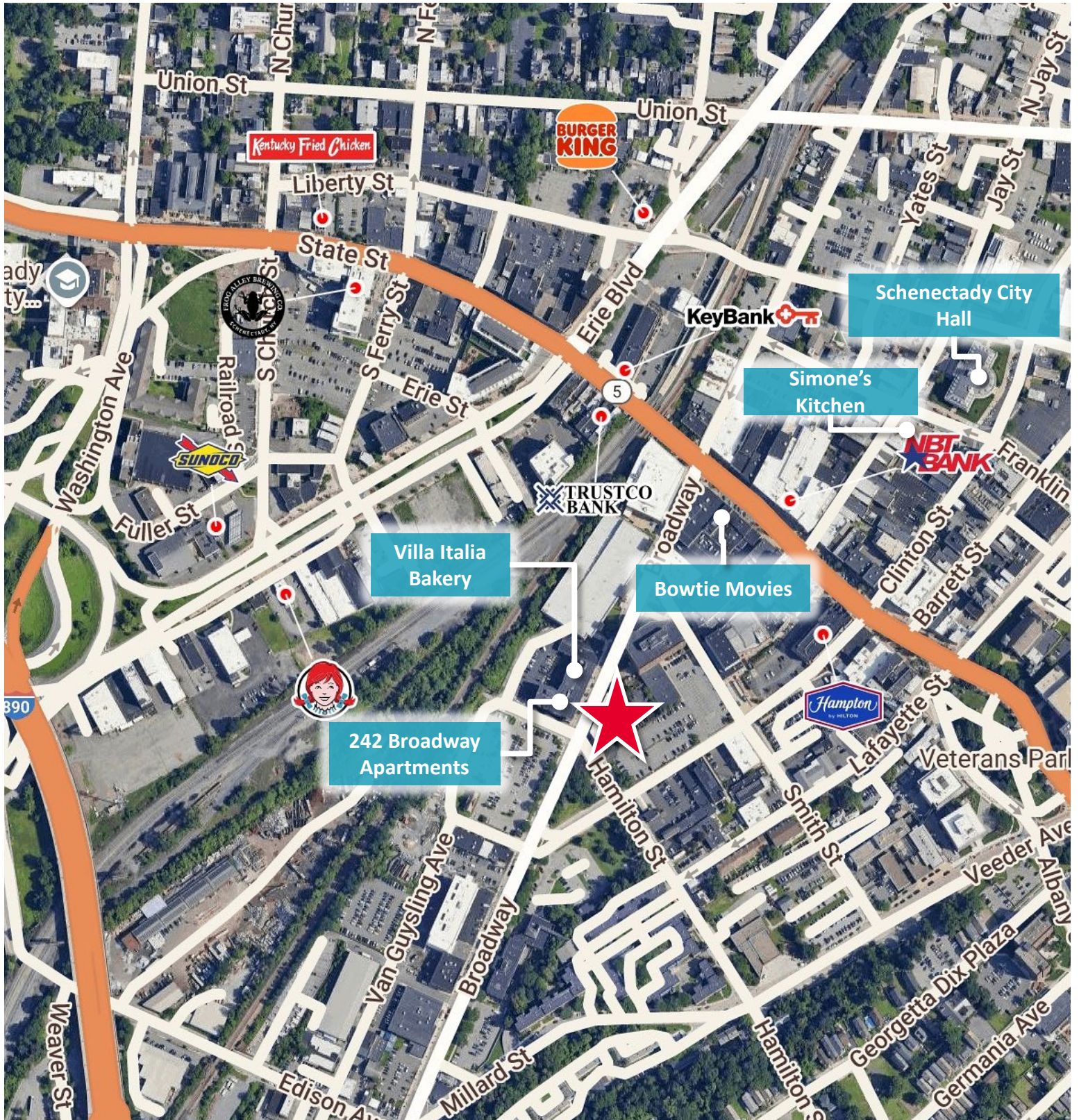
- (2) Suites Available
  - Suite 1: 1,800± SF
  - Suite 3: 1,400± SF
- Suite 1 – Class A Office Space
  - Reception Area
  - Boardroom
  - Breakroom
  - (3) Private Offices
- Suite 3 – Retail Space
  - High Visibility And Foot Traffic
  - Can Build-To-Suit
- Easily Accessible Via I-890
- Walkable To Several Downtown Schenectady Amenities Along State Street and Jay Street

Demographic	1 Mile	3 Miles	5 Miles
Population	21,751	107,599	148,741
Households	8,270	44,631	61,448
Average H.H. Income	\$55,047	\$87,331	\$104,074
Daytime Employees	17,152	49,602	64,490
Source:	ESRI		

Traffic Counts	
Broadway	8,769 AADT
State Street	10,635 AADT
Source:	NYS DOT

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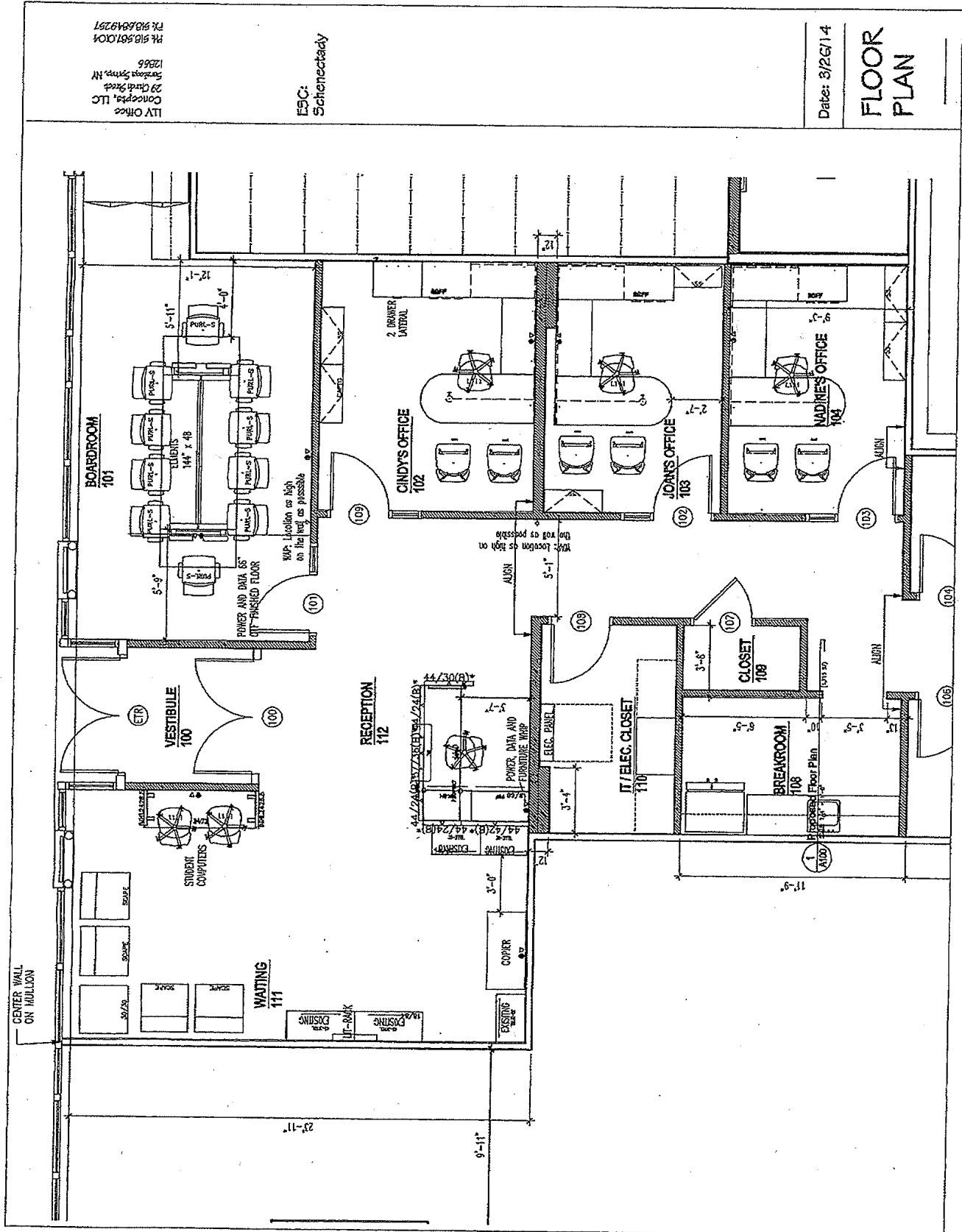
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245 Broadway | Schenectady, NY



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LTV Office  
Concepts, LLC  
29 Clark Street  
Schenectady, NY  
12305  
PL 918.581.0104  
PL 918.684.9281

ES/C:  
Schenectady

Date: 3/26/14

FLOOR  
PLAN

**FOR LEASE**

245 Broadway | Schenectady, NY



**For additional information, please contact:**



## **Adam Field**

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