

# 255 Washington Ave. Ext.

ALBANY, NEW YORK

**OFFICE SPACE FOR LEASE**  
Google Maps  
For Lease \$18 SF including utilities and cleaning

### HIGHLIGHTS...

- 40,000 SF Class A Office Building
- Located just west of Crossgates Mall and Albany Nano Tech Campus
- Excellent accessibility to I87 & I90
- 150 car parking
- Loading dock
- Fiber Optic service
- Card access for after hours access
- Professionally managed

### AVAILABLE SPACES...

- Suite 203 - 2112 SF
- Suite 205 - 1250 SF
- Suite 106 - 650 SF



**TRACY METZGER** President

Please call or email me to set up a viewing  
or to learn more about this listing.

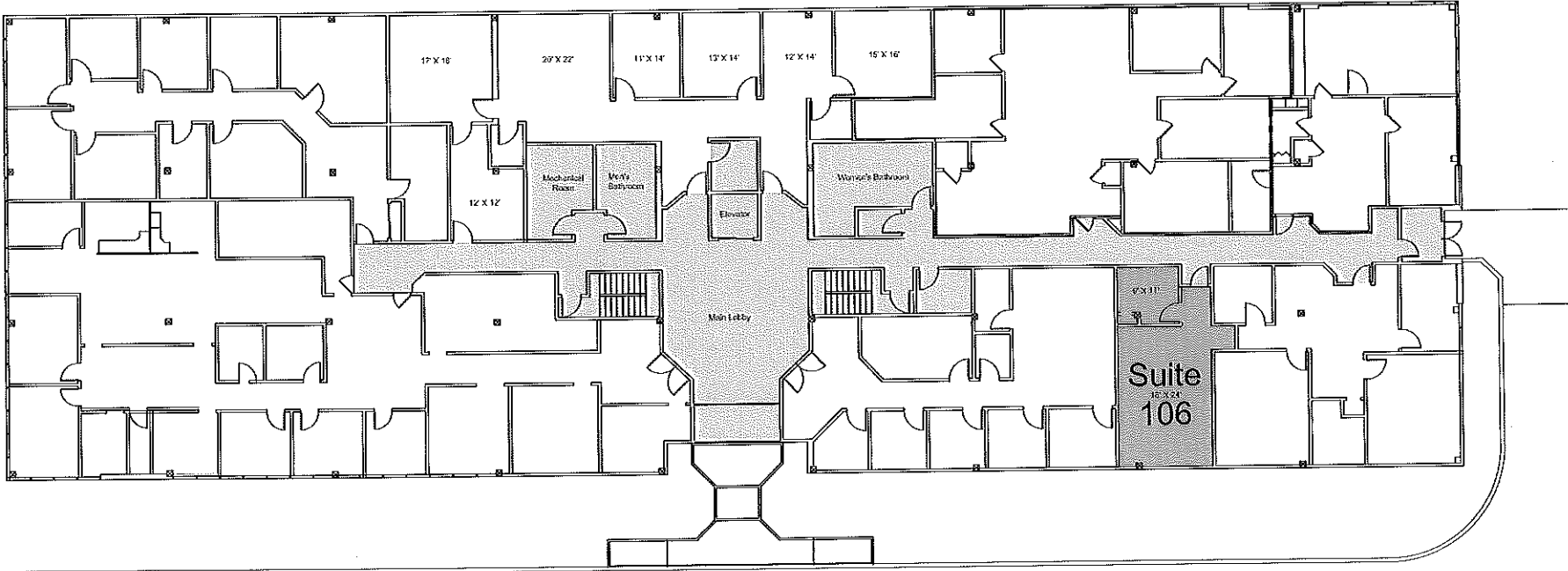
518-426-5211 x 103  
Tracy@TLMetzger.com

# 255 WASHINGTON AVENUE EXTENSION

## Available Suites:

- Suite 203 - 2,112 SF – **available now**
  - Corner executive suite located on the second floor with two windowed exterior walls to provide abundant natural light. Move in ready now. Can be reconfigured to suit.
  - 5 private offices with windows
  - Central bullpen area
  - Ample storage space
  - Updated server room
  
- Suite 205 – 1,250 SF – **available now**
  - Second floor executive suite
  - Large window line provides ample natural light and views
  - 2 private offices with windows
  - 1 conference room or large private office
  - Reception area
  
- Suite 106 - 650 SF – **available now**
  - First Floor – move in ready
  - Efficient professional office suite
  - Conference room or private office
  - Large window line provides ample natural light and views
  - Kitchenette

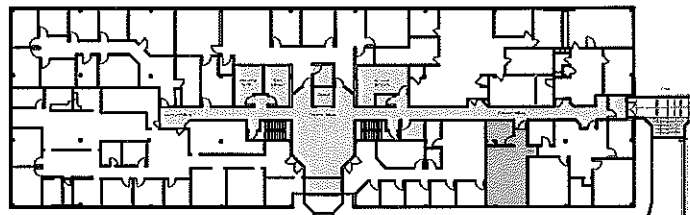
WASHINGTON AVENUE EXTENSION



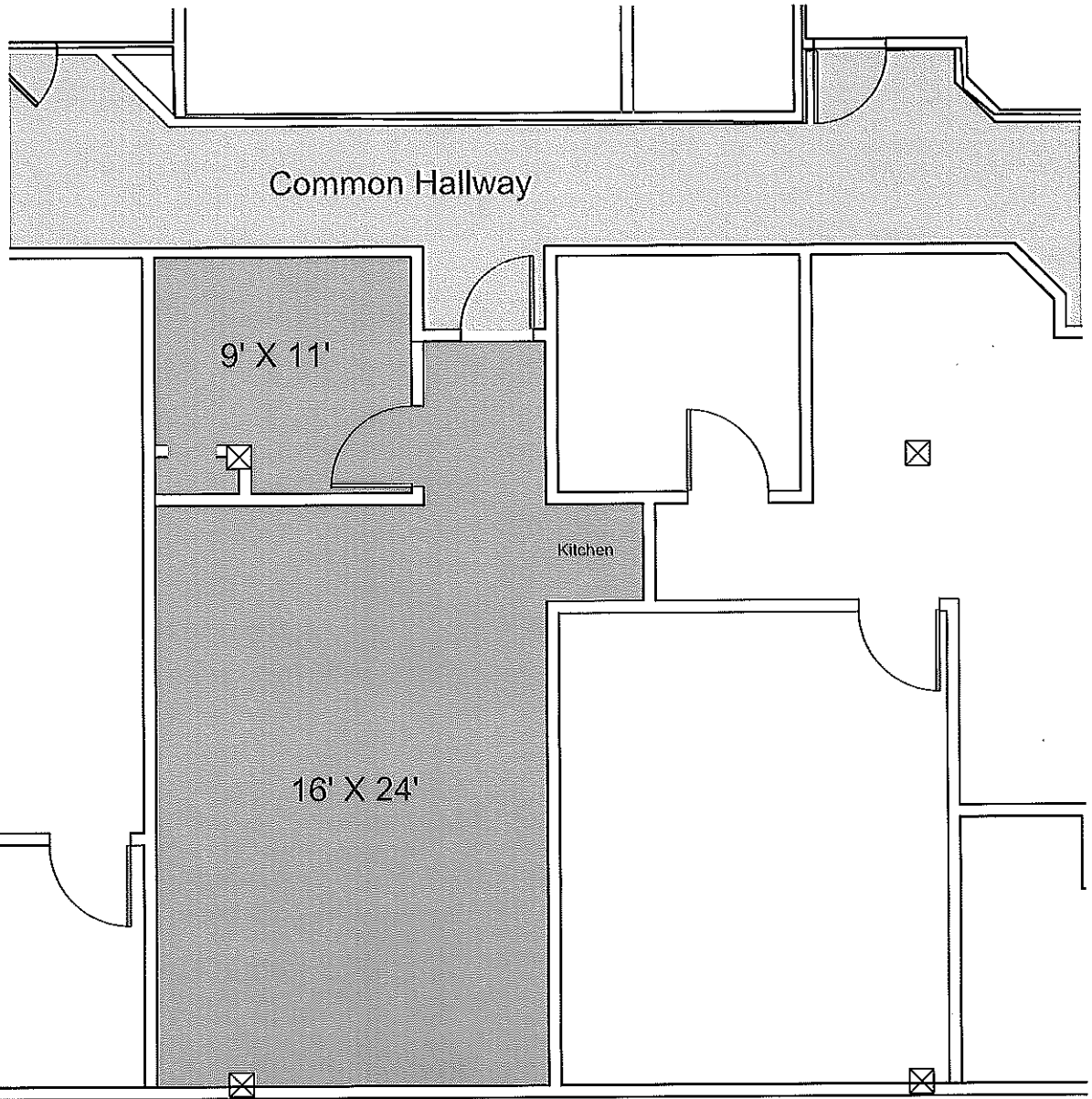
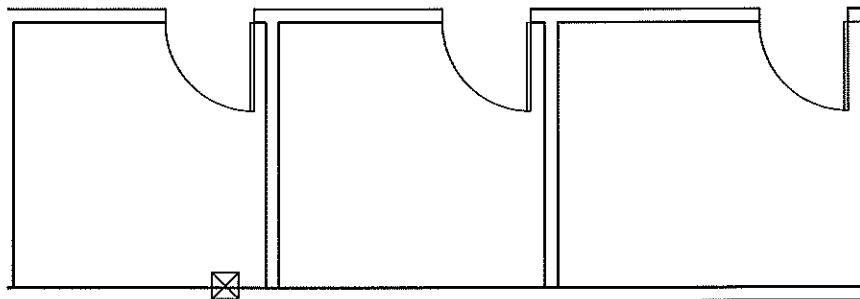
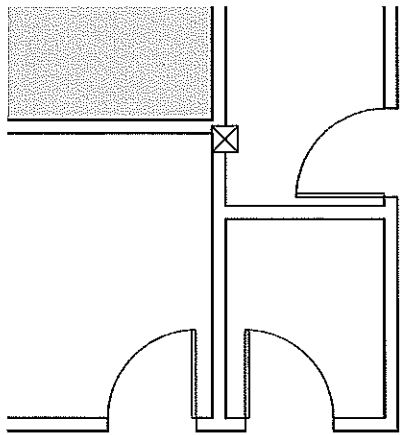
MAIN ENTRANCE & PARKING LOT

**255** WASHINGTON AVENUE EXTENSION  
ALBANY, NY 12205

FIRST FLOOR AVAILABLE SUITES



FIRST FLOOR

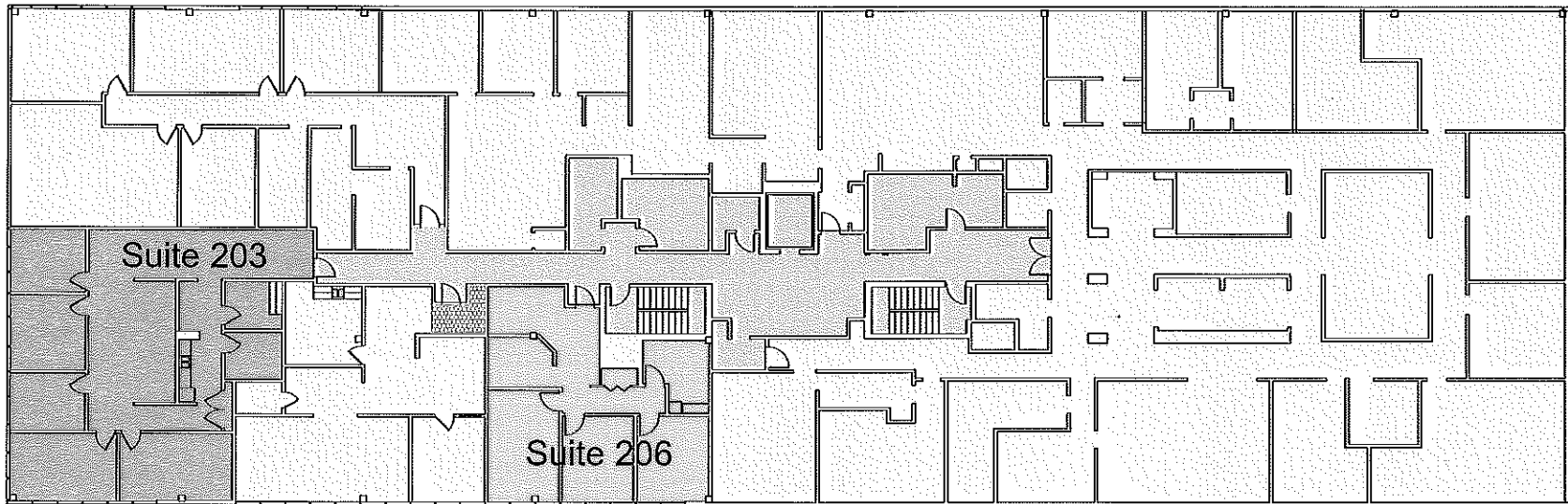


255 WASHINGTON AVENUE EXTENSION

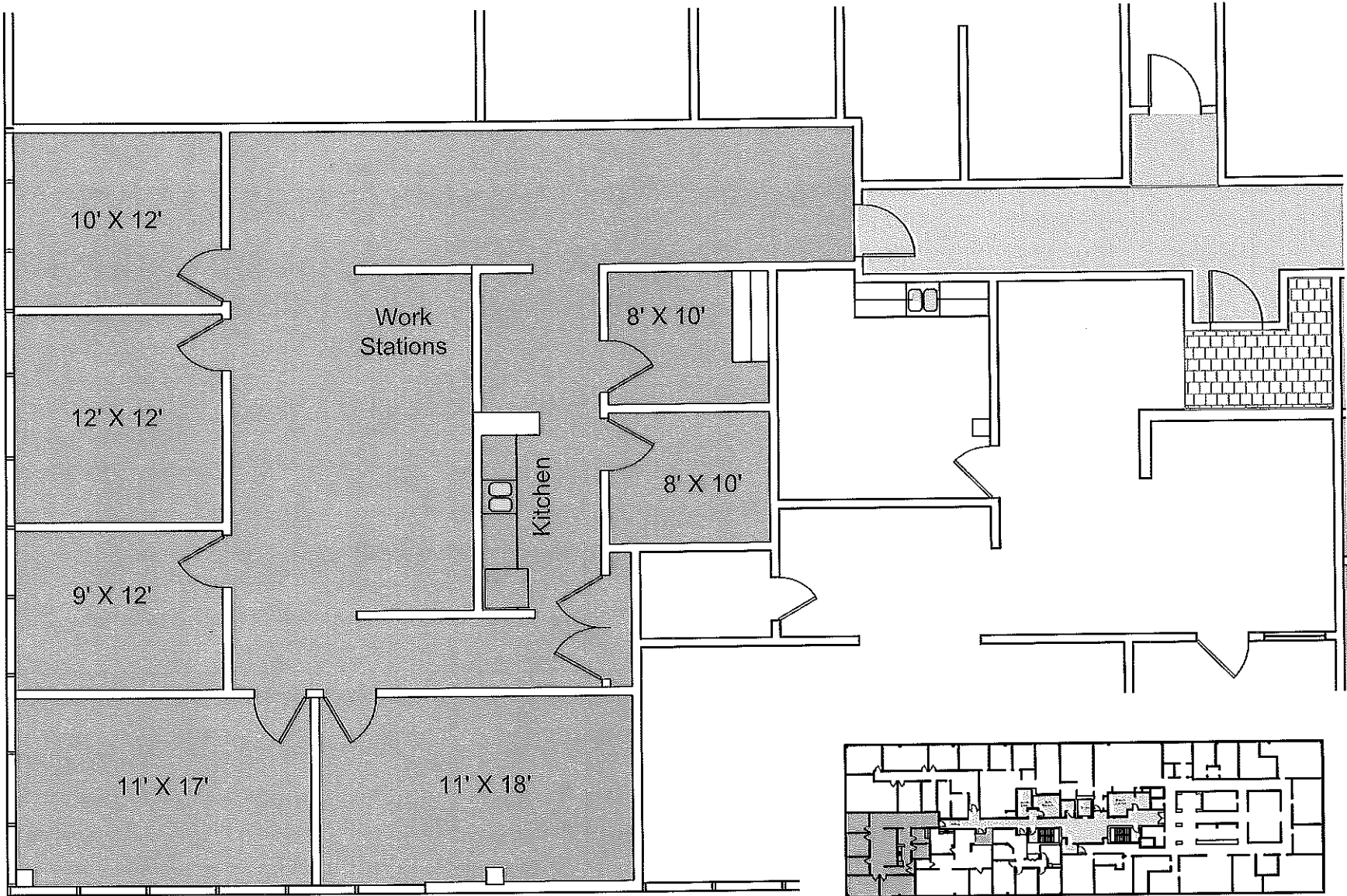
SUITE 106 - 650 SF

ALBANY, NY 12205

WASHINGTON AVENUE EXTENSION



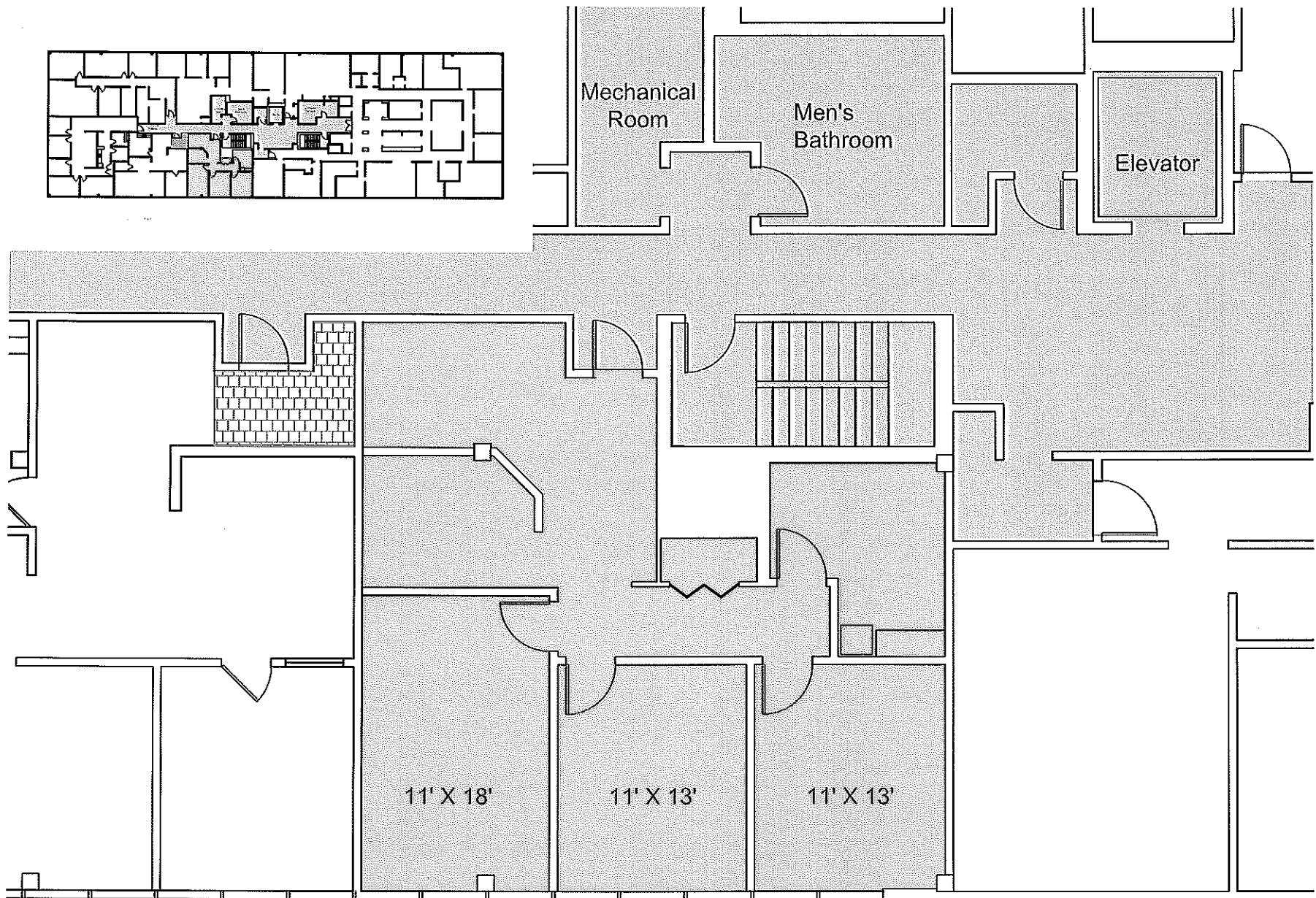
PARKING LOT



**255 WASHINGTON AVENUE EXTENSION**

**SUITE 203 - 2,112 SF**

ALBANY, NY 12205

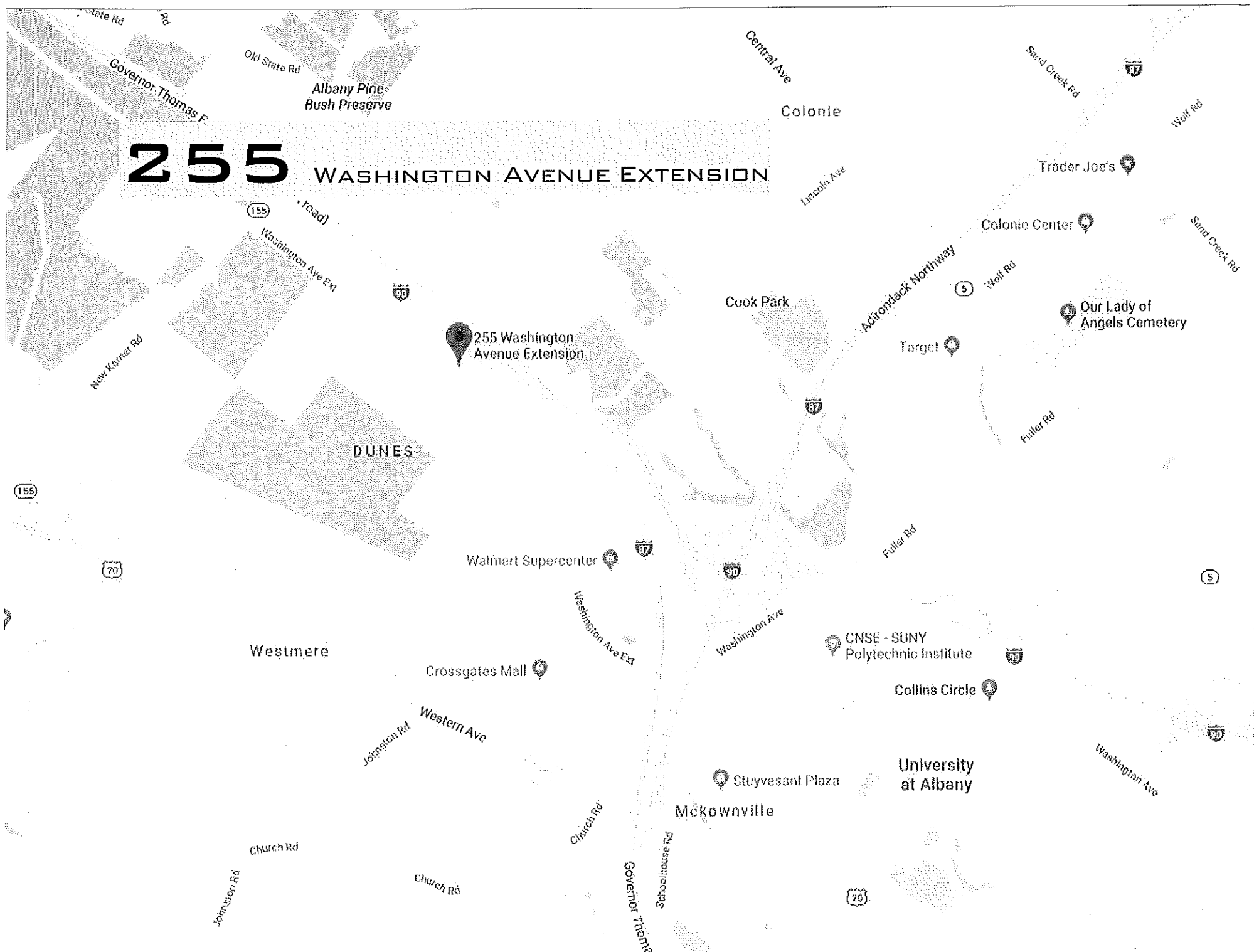


**255** WASHINGTON AVENUE EXTENSION

SUITE 205 - 1,250 SF

ALBANY, NY 12205

# 255 WASHINGTON AVENUE EXTENSION



255 Washington Avenue Extension

DUNES

Walmart Supercenter

Crossgates Mall

Western Ave

McKownville

CNSE - SUNY Polytechnic Institute

Collins Circle

University at Albany

Stuyvesant Plaza

Cook Park

Colonie Center

Target

Trader Joe's

Our Lady of Angels Cemetery

Albany Pine Bush Preserve

Colonie

Westmere

Governor Thomas F

Old State Rd

Central Ave

Sand Creek Rd

Wolf Rd

Sand Creek Rd

Colonie Center

Wolf Rd

Fuller Rd

Fuller Rd

Washington Ave

Washington Ave

Washington Ave Ext

Washington Ave Ext

New Karner Rd

Washington Ave Ext

Church Rd

Johnston Rd

Church Rd

Church Rd

Schoolhouse Rd

Governor Thomas F

20

90

5

5

155

155

70

90

28

87

87

87

90