



AVAILABLE FOR LEASE

677 Broadway

Albany, NY 12207

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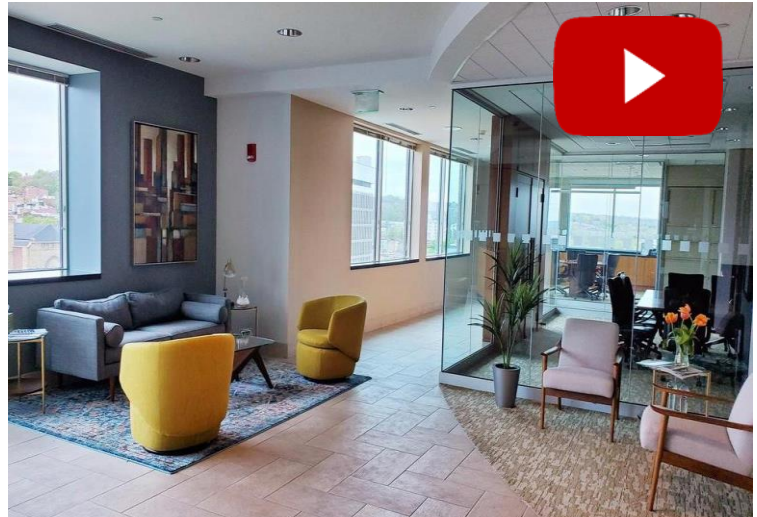
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Highlights

- Superior Amenities
 - Home to the iconic Angelo's 677 Prime four-star steakhouse
 - Balconies, private cafe, heated sidewalks & energy efficiency
 - Short walk to Capitol building, courthouses, banks, restaurants, cafes, and other local amenities
- Excellent commuter location
 - Situated close to major arterials I-90 and I-787
 - With the Rensselaer AMTRAK station minutes away, Penn Station and midtown Manhattan are easily within reach
- Branding opportunity for full floor user
- Efficient floor plates (virtually column-free)
- Excellent covered parking
 - 900± car parking garage immediately adjacent to the building
- The most recent addition to the Albany Central Business District
- Suites ranging from 2,000± to 60,000± square feet are offered
- Building stands separate and distinct as "The" Class "A" office address in the State Capital
- Building consists of well-established professional corporations such as Charles Schwab, Nixon Peabody LLP, Harris Beach PLLC, Jeffries LLC and DLA Piper LLP



Building Features

Address:	677 Broadway Albany, NY 12207
Locale:	Albany Business District
Total Bldg. SF:	175,329±
Available SF:	60,000±
Lease Price:	\$22.50 PSF
Parking:	Unlimited including private, public & municipal
Acres:	.54±
Use:	Professional Office space and Fine Dining

Stories:	12
Condition:	Excellent
Age:	2004
Tax ID:	76.27-1-2301
Zoning:	Commercial
Elevators:	3
Auxiliary/ Supplemental Power:	438 KVA 350 WATT Diesel Caterpillar Generator
Water:	Municipal
Sewer:	Municipal

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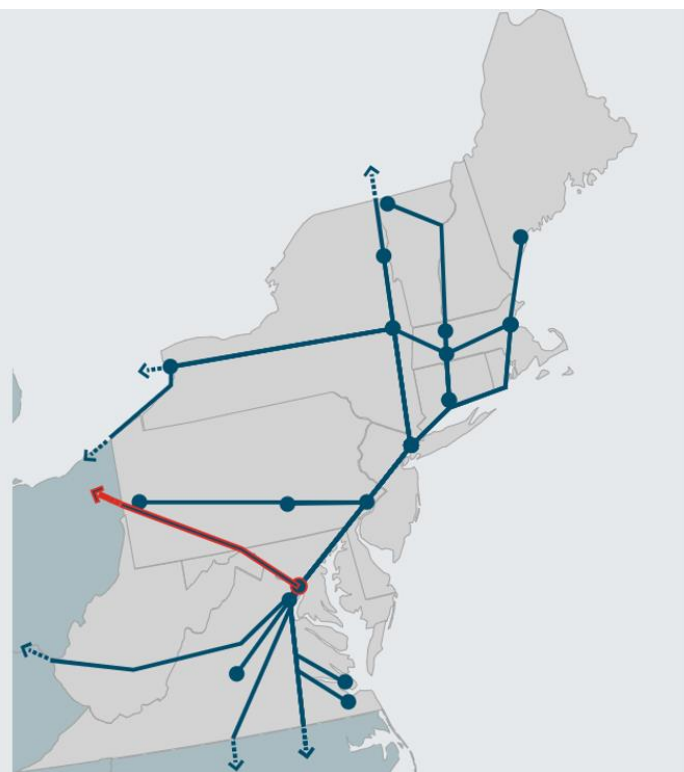
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Aerial & Location Map



AMTRAK Rensselaer, NY to:

Montreal, Quebec, Canada	4 hr 50 min
New York, NY (Penn Station)	2 hr 25 min
Rutland, VT	2 hr 35 min
Boston, MA	4 hr 10 min
New Haven, CT	4 hr 49 min
Philadelphia, PA	4 hr 37 min

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Available Spaces

FLOOR:	SPACE AVAILABLE:	DIRECT/SUB:	ASKING RENT:
Entire 8 th	15,641±	Direct	\$26.00 Gross
Part 7 th	1,113±	Direct	\$26.00 Gross
Part 6 th Suite 1	8,454±	Direct	\$26.00 Gross
Part 6 th Suite 2	7,187±	Direct	\$26.00 Gross
<i>*Entire 6th Floor Available Currently demised into two separate suites</i>			
Entire 5 th	15,641±	Direct	\$26.00 Gross
Entire 4 th	15,641±	Direct	\$26.00 Gross

Local Amenities Map



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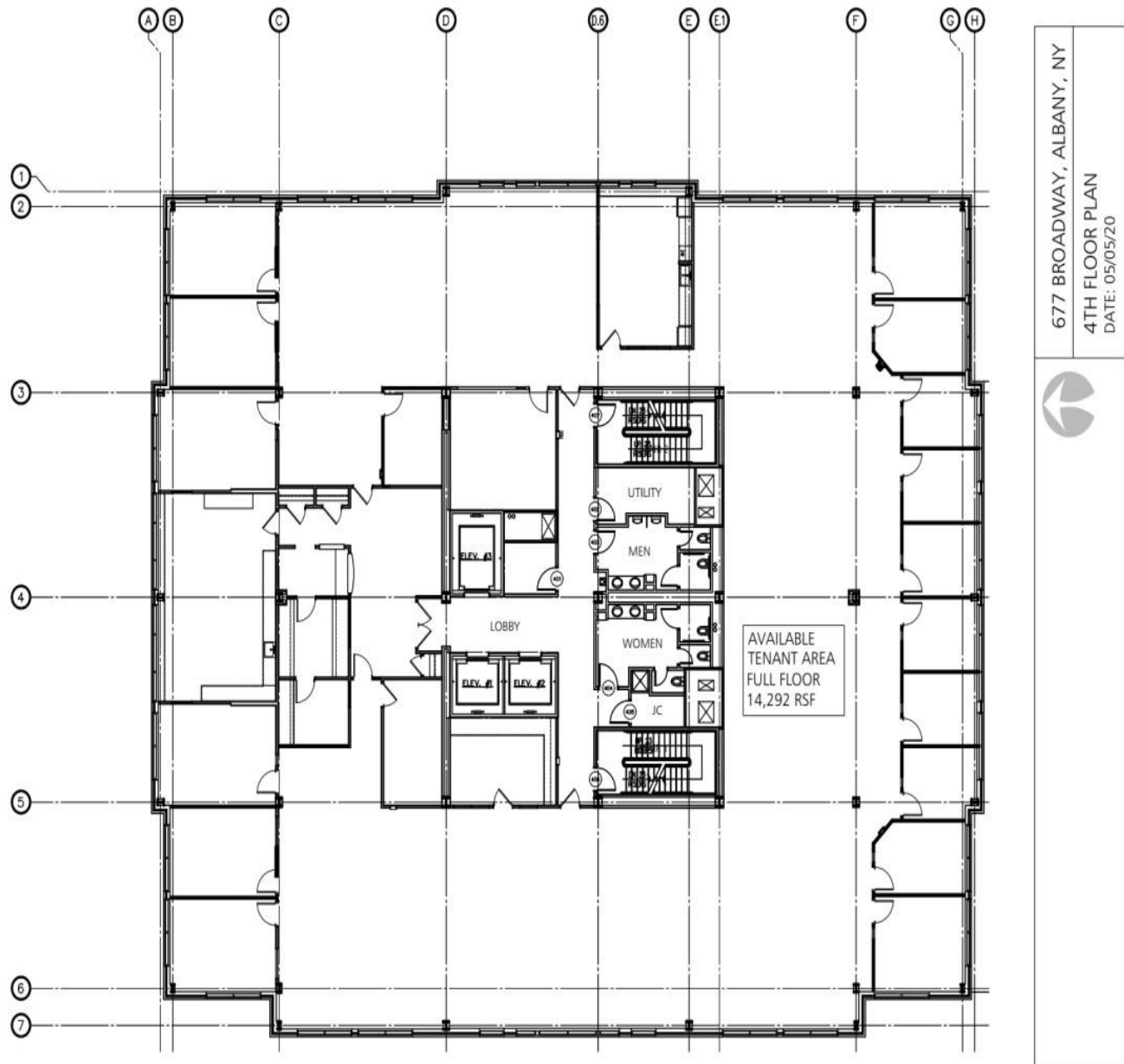
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Floor Plan – 4th Floor



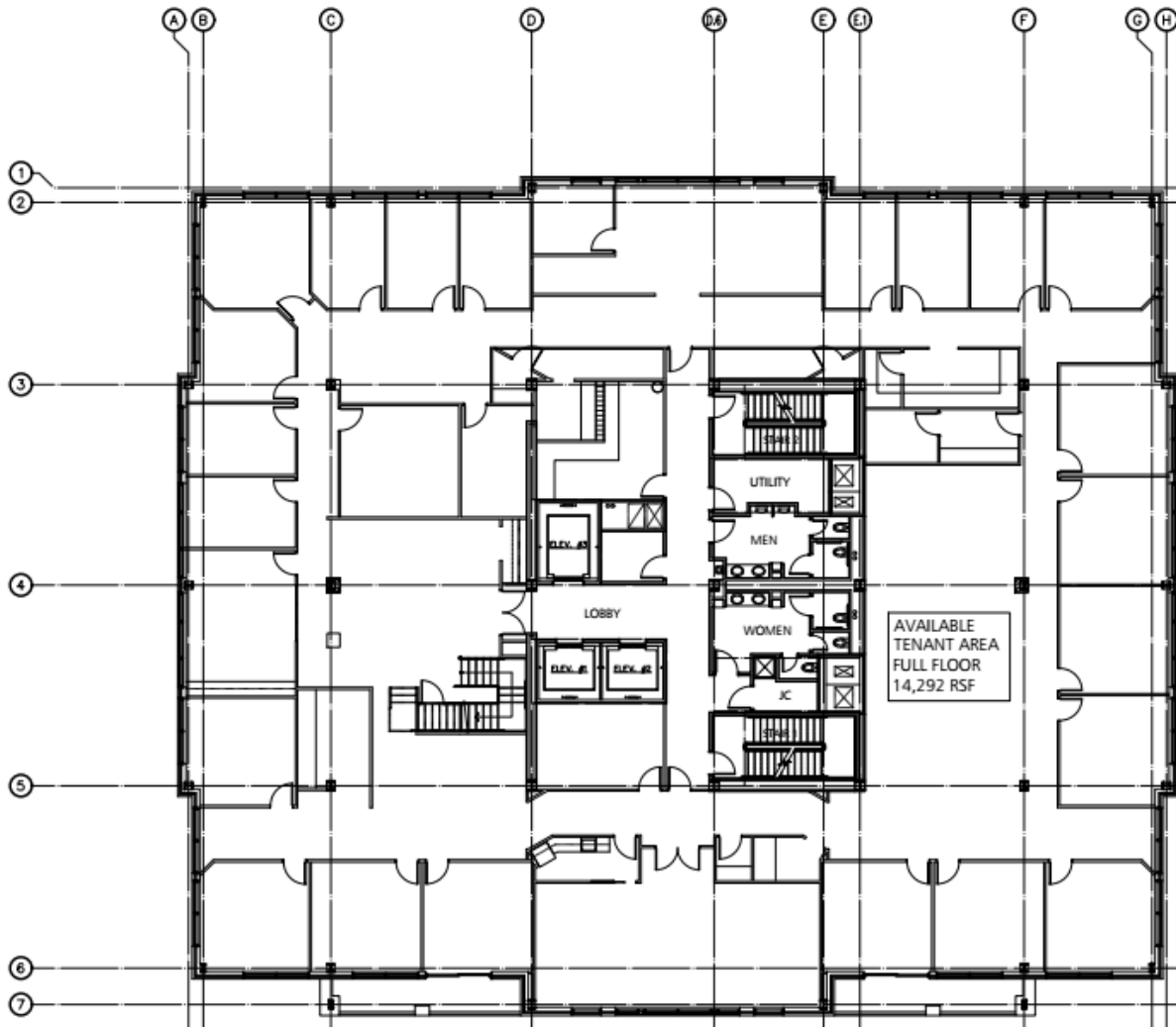
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Floor Plan – 5th Floor



677 BROADWAY, ALBANY, NY
5TH FLOOR PLAN
DATE: 05/05/20



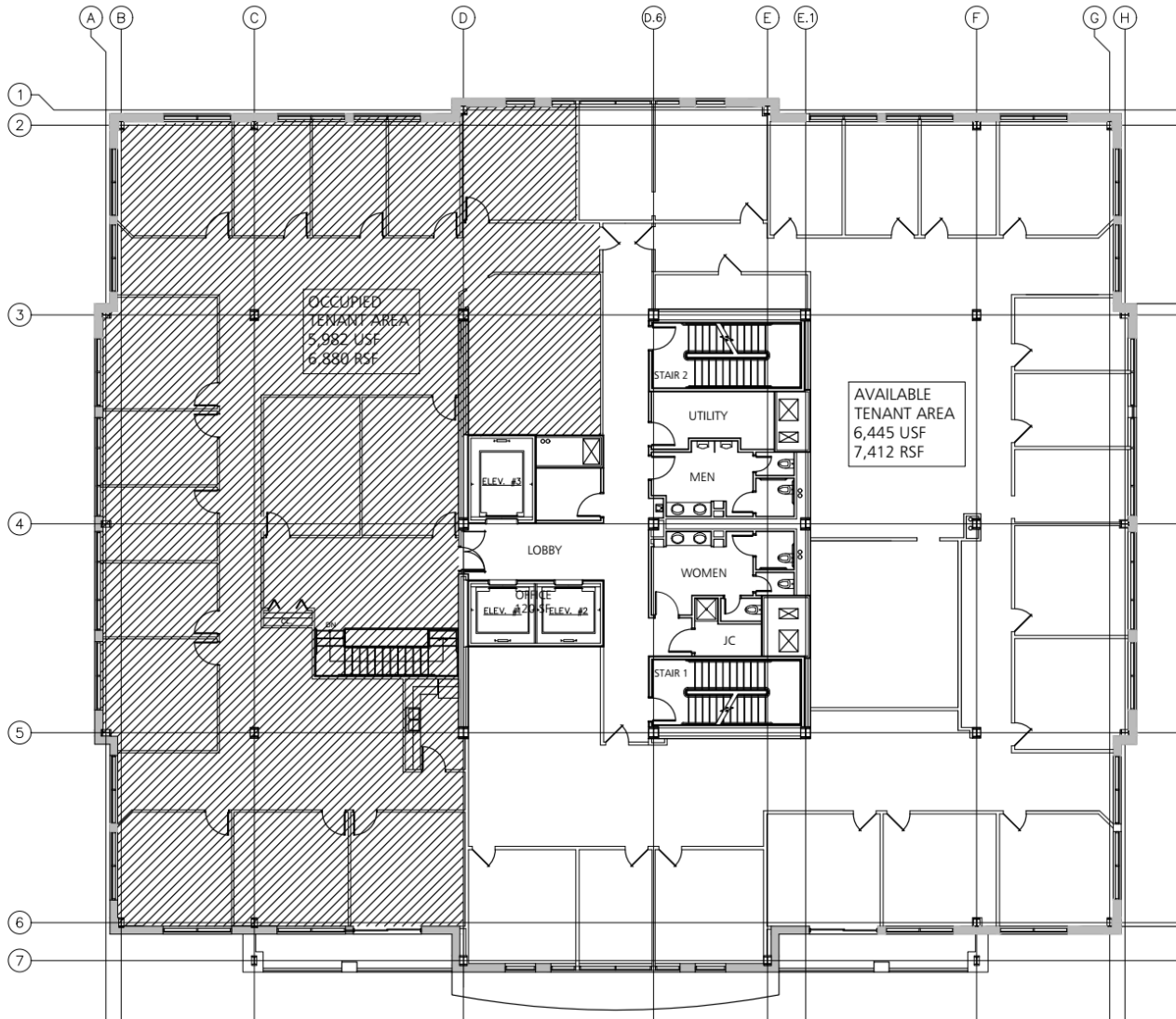
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Floor Plan – 6th Floor



677 BROADWAY, ALBANY, NY
6TH FLOOR PLAN
DATE: 08/03/15 SCALE: 1/16" = 1'-0"



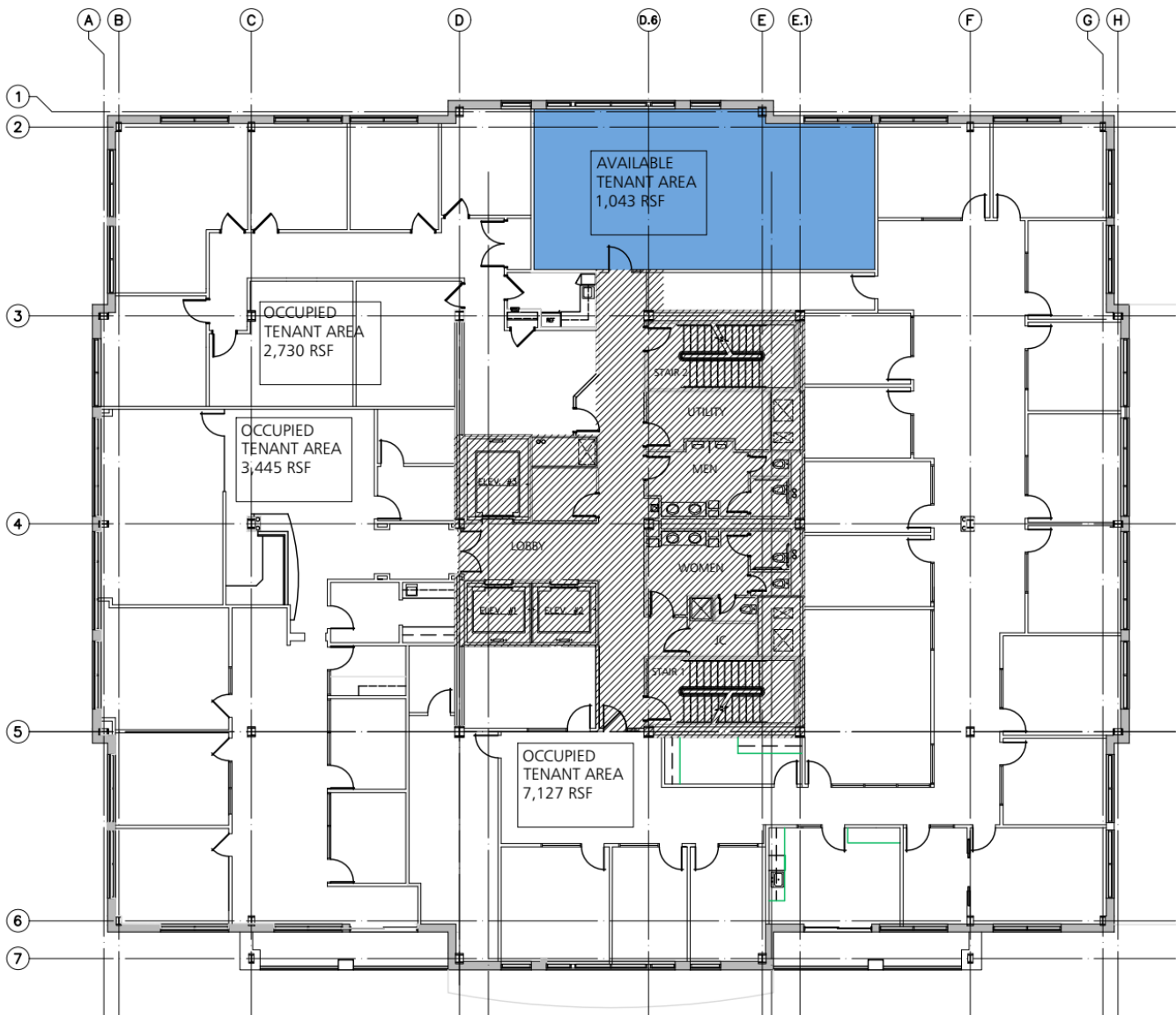
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Floor Plan – 7th Floor



677 BROADWAY, ALBANY, NY

7TH FLOOR PLAN

DATE: 08/31/17 SCALE: 1/16" = 1'-0"



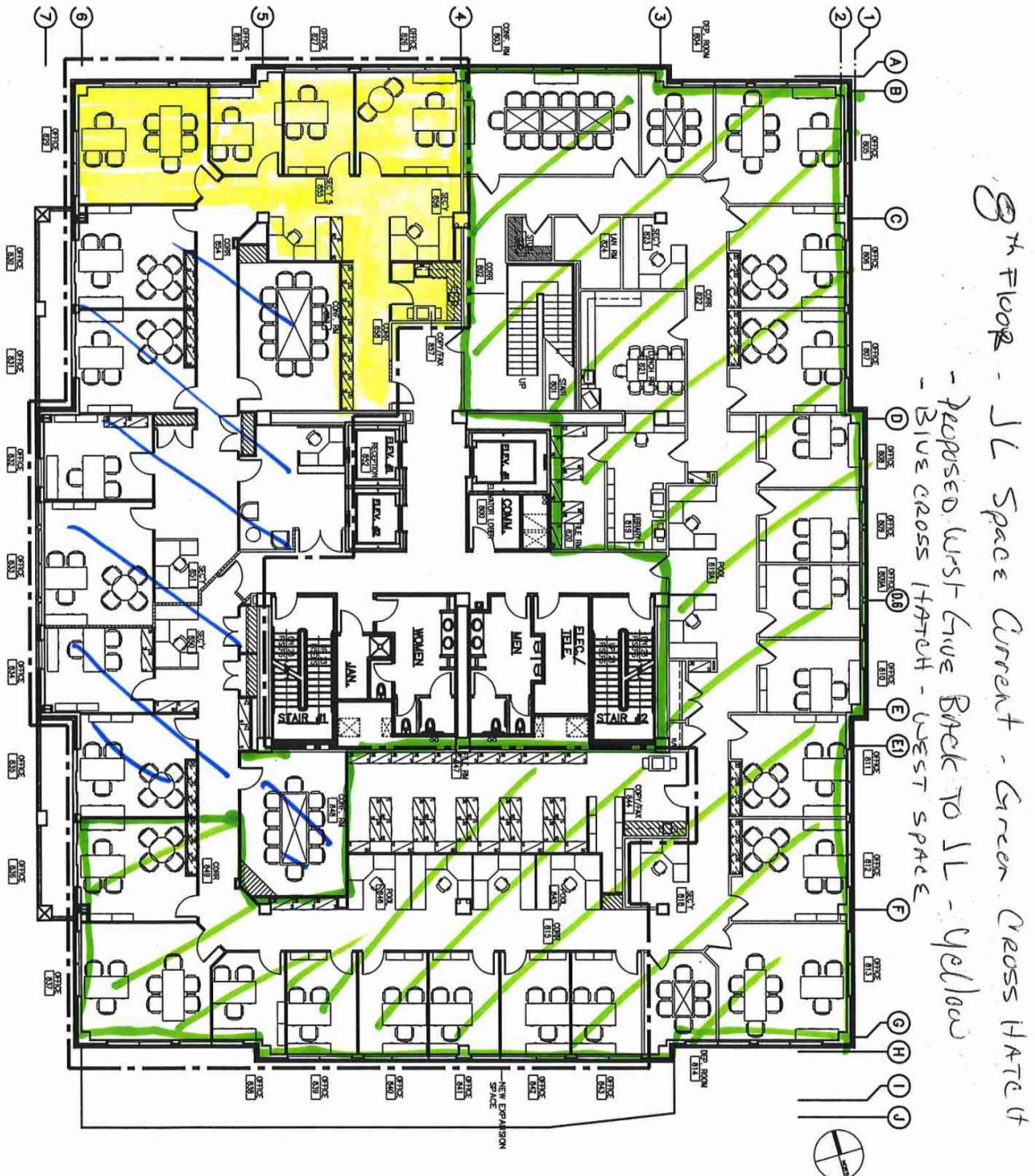
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Floor Plan – 8th Floor



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Pictures



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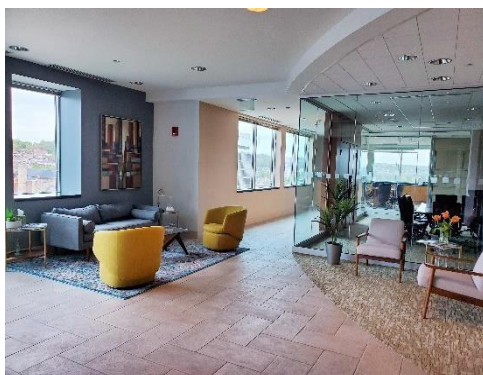
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Pictures



For further information, contact:

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