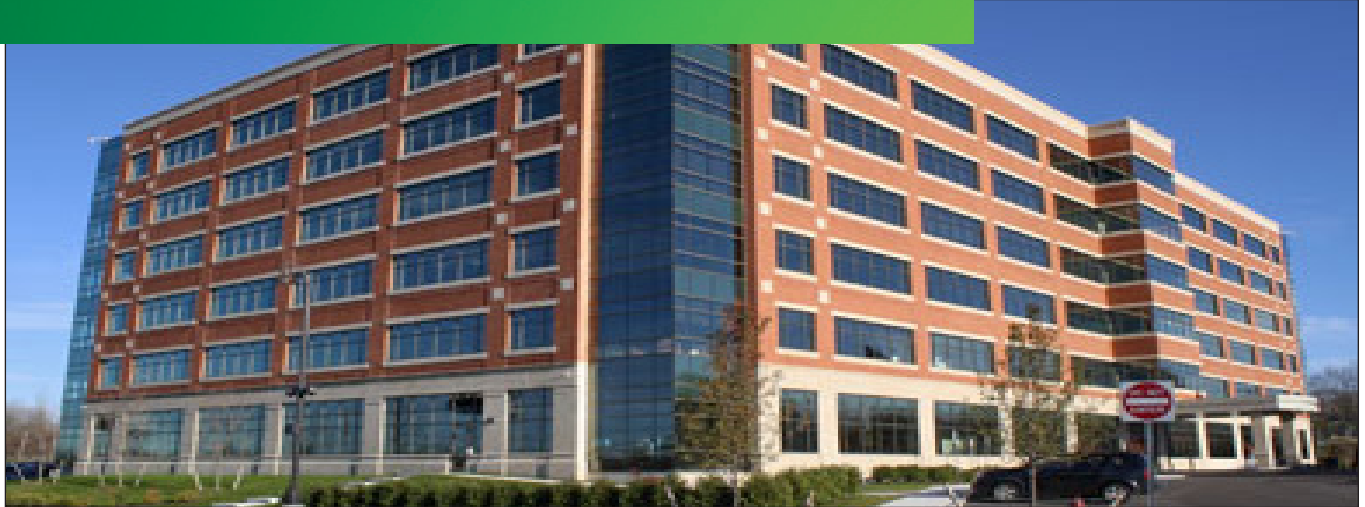


FOR SUBLEASE — CLASS A OFFICE SPACE

461 NOTT STREET

SCHEENECTADY
NEW YORK 12308



PROPERTY DETAILS

FEATURES

Sublease opportunity available of up to $\pm 120,000$ SF of new Class "A" office space. Sub-dividable down to $\pm 20,000$ SF. (Note: $\pm 80,000$ SF finished space and $\pm 40,000$ SF unfinished space)

LOCATION

I-890 to Erie Blvd exit, North to Nott Street, Right on Nott Street. One block from Mohawk Harbor and Rivers Casino

UTILITIES

Municipal water and sewer

ZONING

C-4 Downtown

PRICE

For Lease at:

Finished space \$18.00/SF gross plus utilities

Unfinished space \$15.00/SF gross plus utilities



CONTACT INFORMATION

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ADDITIONAL INFORMATION

Tax ID#: 39.49-2-10.1

- + Sublease goes through 10/31/2039
- + LEED Gold certified facility
- + Secure reception area
- + Secured parking
- + Building features Cafe 461 operated by Mazzone Food Service with indoor and outdoor dining
- + Fitness facility
- + ± 780 Parking spaces
- + (4) Passenger elevators
(1) Freight elevator
- + Back up generator
- + Large and small meeting/conference rooms

Preliminary

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FOR SUBLEASE 461 NOTT STREET

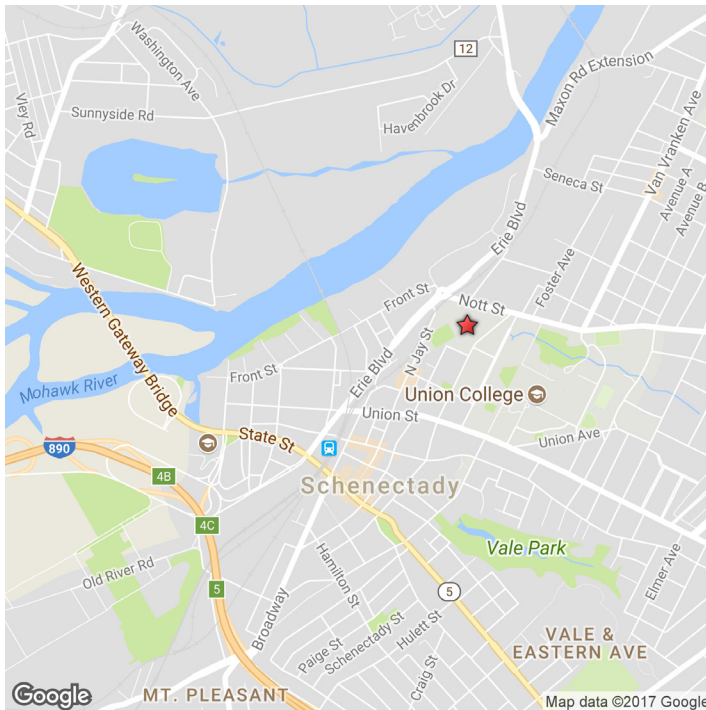
SCHENECTADY, NY 12308



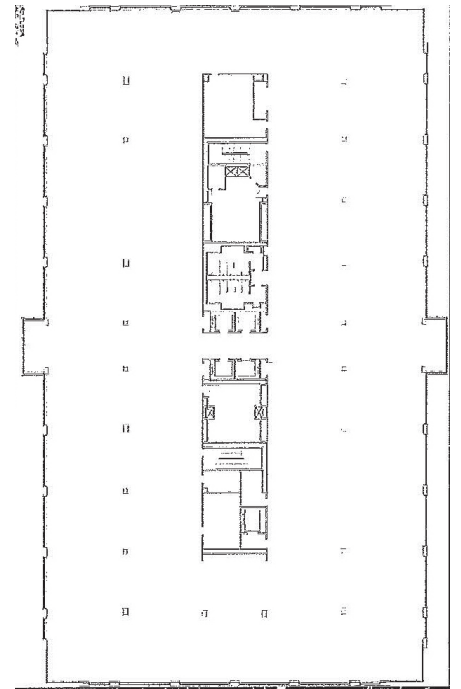
Photos



Location Map



Floor Plan



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