

FOR LEASE — OFFICE / RETAIL SPACE

# 2341-2345 NOTT STREET

NISKAYUNA  
NEW YORK 12309

RETAIL



## PROPERTY DETAILS FEATURES

Offered for lease is retail/office space in St. James Square Phase II shopping center in the Town of Niskayuna. Built in 2001, it is anchored by Shop Rite

### LOCATION

Intersection of Nott Street and Balltown Road (Route 146)  
±2 miles north of Route 7 (Troy Schenectady Road)

### UTILITIES

Municipal water and sewer

### ZONING

C-N Neighborhood Commercial

### PRICE

Suite A for Lease at: \$9.95/SF Modified Gross

Suite B for Lease at: \$12.95/SF Modified Gross (Available June 1st, 2017)

Suite C for Lease at: \$12.95/SF Modified Gross

Suite D for Lease at: \$13.95/SF Modified Gross

## ADDITIONAL INFORMATION

Tax ID#: 40.-1-17.6

- + ±1,778 SF up to ±14,263 SF available for lease on upper level
- + ±5,158 SF available for lease on lower level
- + ±4.27 acre site
- + Gas fired hot air heating system. Central air conditioning
- + Total of ±165 parking spaces



## CONTACT INFORMATION

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Preliminary

[www.cbre.com/2341NottStreet](http://www.cbre.com/2341NottStreet)

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NISKAYUNA, NY 12309



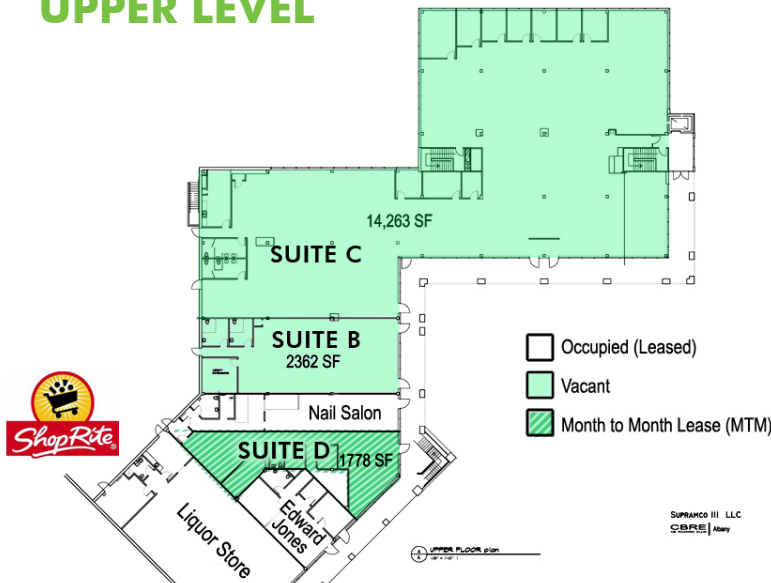
Facts & Stats

2015 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	10,222	73,604	149,814
Median Household Income	\$86,794	\$50,189	\$58,968

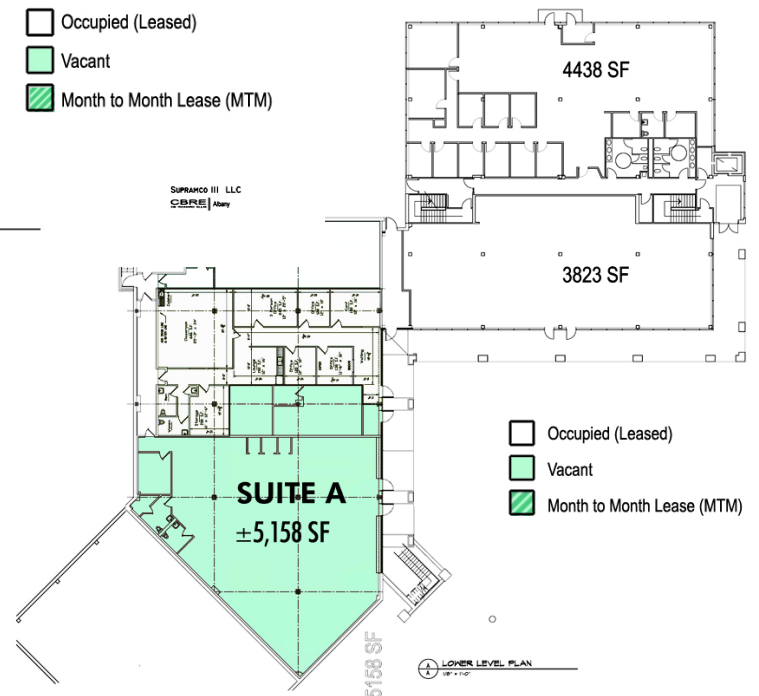


Floor Plan

## UPPER LEVEL



## LOWER LEVEL



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