

Great Oaks Office Park

300 Great Oaks


300 Great Oaks Boulevard • Albany, NY 12203


Year Built	1994
Building Size	60,000 sq.ft.
Building Height	2 stories
Parking	5 spaces per 1,000 sq.ft. leased
HVAC	Heat Pump/Loop
Lease Term	5-10 Year Lease
Rental Rate	Negotiable
Utilities Included	No


BUILDING AMENITIES

- Newly renovated common areas (2017)
- Abundant onsite parking
- Fiber optic data service
- Electronic building access
- IP video camera system
- Free WiFi in common areas
- 2/3-mile groomed jogging path
- Restrooms with showers
- Tenant lounge with flat-screen TV, comfort seating, vending
- Prepared meals by Nine Miles East Farm
- Shaded Picnic Areas



 Great Oaks Office Park is centrally located along the Western Avenue/New York Route 20 arterial in Guilderland, just outside Albany, and borders the New York State Thruway. This park-like seventeen-acre property provides unmatched access to commuter routes, regional business centers and some of the region's top retail, dining, and hospitality including Stuyvesant Plaza and the region's largest shopping center, Crossgates Mall.

 The three ENERGY STAR®-certified buildings at Great Oaks are impeccably maintained to retain a first-class appeal inside and out for Fortune 500 companies, regional businesses/ organizations and healthcare practices alike.

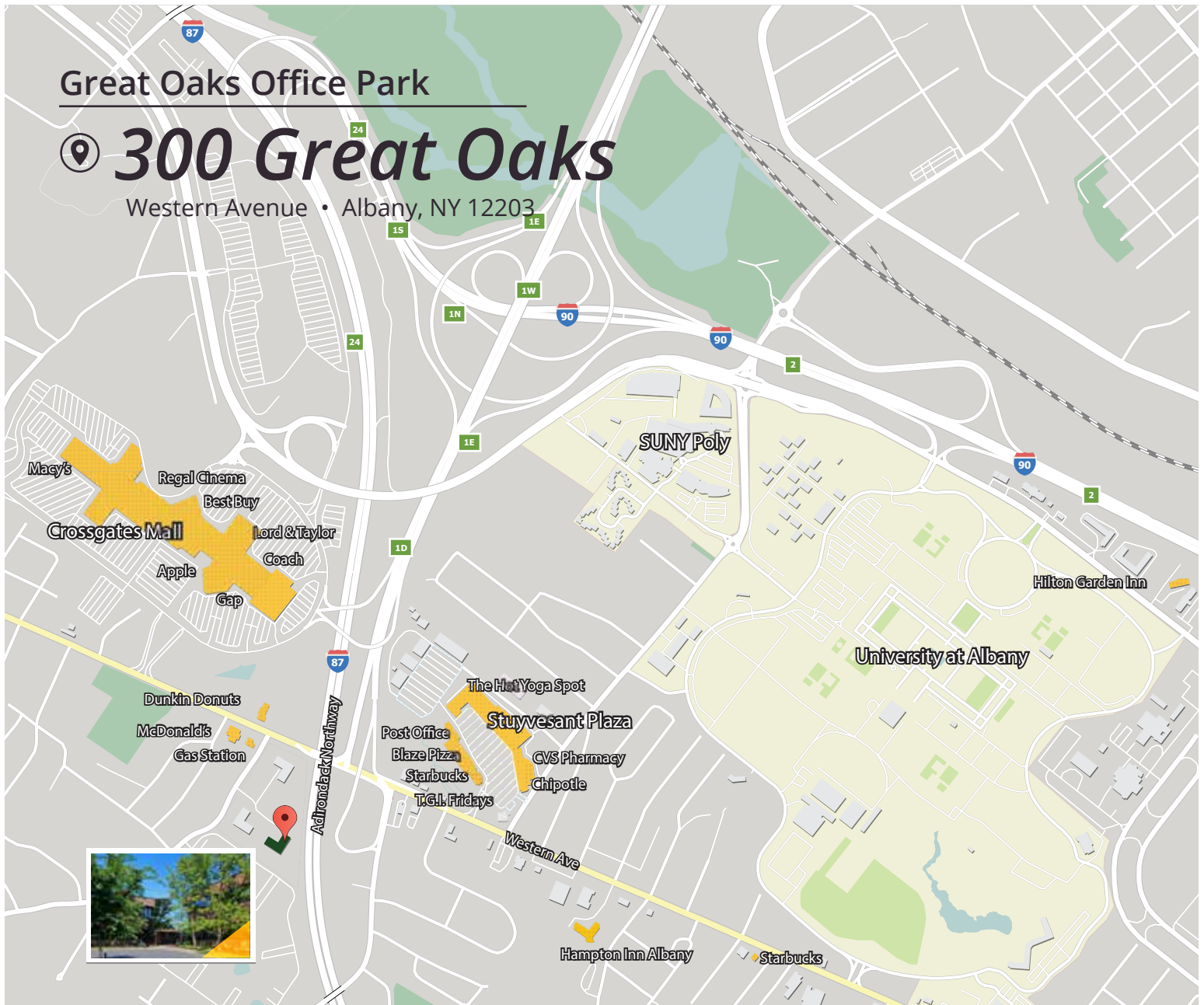
 Interested in this property?

Contact Kristen Diesel:
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Western Avenue • Albany, NY 12203



Services

- Field Goods™ local produce delivery
- Pick-up/delivery dry cleaning
- Free annual electronics recycling
- Electronic Vehicle charging
- Tenant mixer events
- Online tenant portal

Location Benefits

- Premier shopping and dining
- Albany International Airport
- University of Albany
- SUNY Polytechnic Institute
- Located on #10 bus line
- **One block from on ramp to Interstates 90 and 87**



For nearly four decades, The Rosenblum Companies has been developing and managing distinctive properties in prime Capital Region locations.