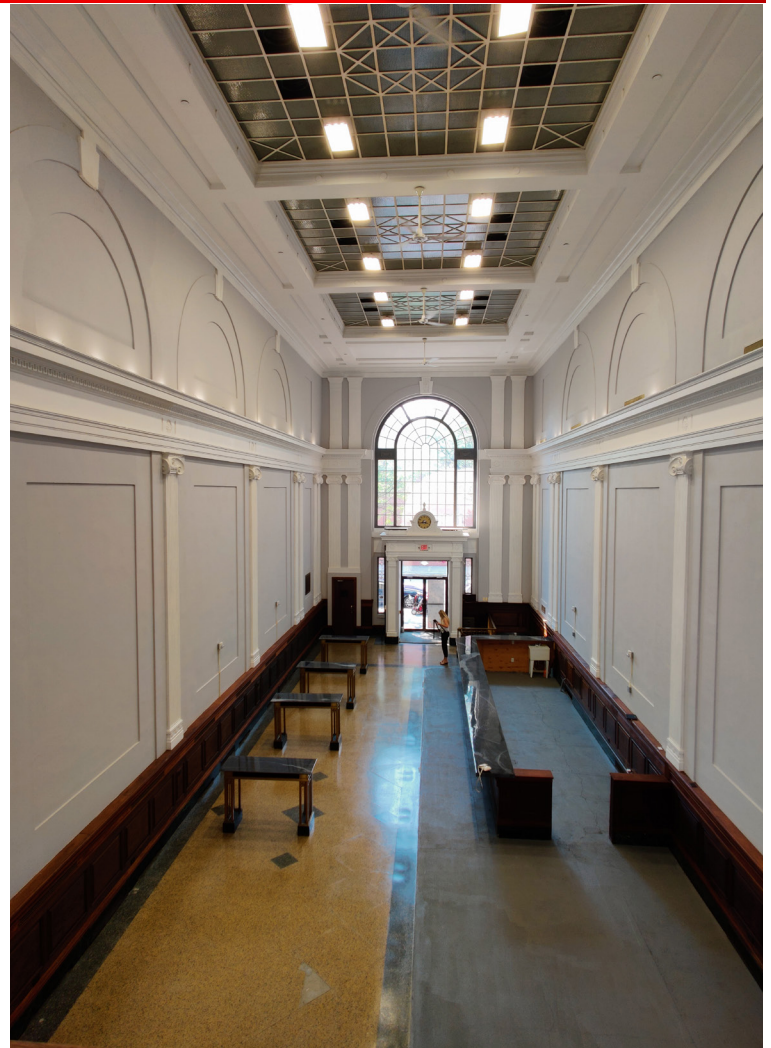


FOR LEASE - NEOCLASSICAL BUILDING

50 4th Street, Troy, New York 12180



BUILDING DETAILS

Lease Price:	\$12/SF + Utilities
Total Building SF:	10,100 SF
Zoning:	B4 Commercial
Parcel:	0.09 Acres
Parking:	City Parking Garage
Ceiling Height:	11' to 32'
Stories:	4
Water:	Municipal
Sewer:	Municipal
Heat, A/C:	HVAC
Construction:	Brick
Roof:	Rubber
Condition:	Excellent
Age:	1936

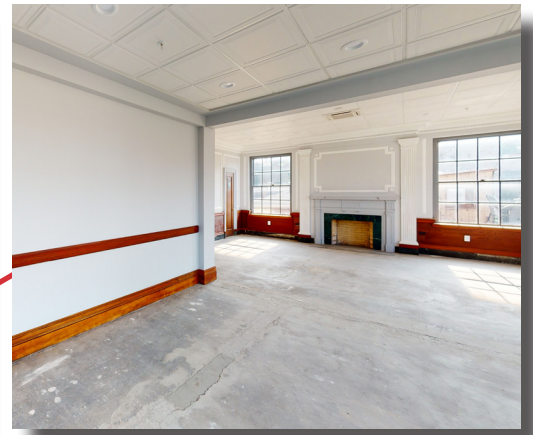
Property Summary

This stunning historic bank building built in 1936 with many period features has been modernized for a variety of purposes. The main floor of nearly 3,500 SF has original Terrazzo flooring, towering walls with lighted-arched accents and columns and three stories of vast wide open space to a back-lit glass ceiling. It is ideally suited for multiple uses, such as a restaurant/bar event space or a corporate headquarters.

The owner has painstakingly restored the building with new walls, electrical, plumbing, sprinklers, HVAC and bathrooms to meet stringent codes. This historic bank will make a beautiful and highly unique office building, event space or restaurant. Abundant free parking is available at nearby garages.

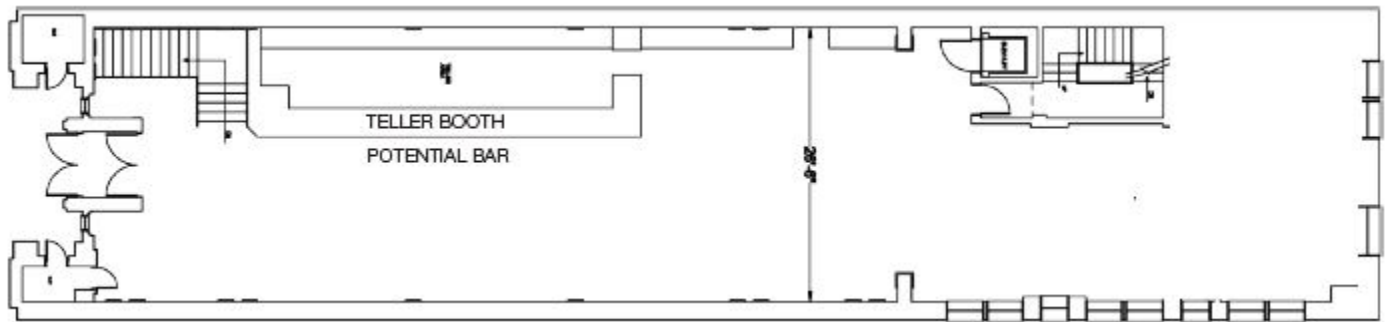


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Two additional sunlight-filled floors of over 1,000 SF and another nearly 3,500 SF in the basement are accessible via staircase and restored elevator. The second floor with its balcony provides a birds-eye view of the main floor. The third floor with its cozy fireplace and small bathroom provides private meeting or office space. More square-footage is available with the addition of a catwalk over the main floor.

FIRST FLOOR

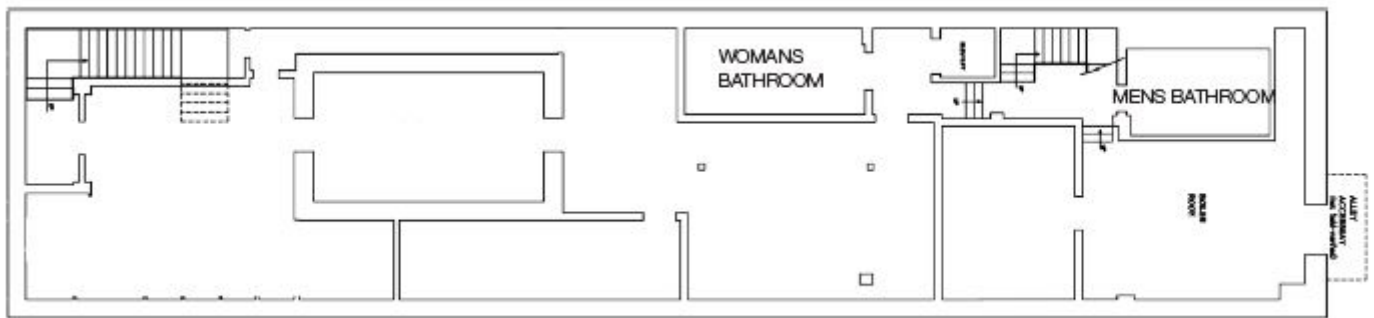




Rendering of a Possible Restaurant

As a restaurant or events space, the 30-foot teller booth can be converted into a bar and original glass and brass tables previously used by bank customers will make unique bistro tables. Basement bank vaults could be an intimate speakeasy hideaway attraction. Access from the alley to a vast basement with large prep areas and a refrigeration room would make for a highly efficient kitchen setup.

BASEMENT



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