

Wolf Road Area Offices

📍 3 *Winners Circle*

Wolf Road Area • Albany, NY 12205

Year Built	1988
Year Renovated	2021
Building Size	88,493 sq.ft.
Building Height	3 stories
Parking	4 spaces per 1,000 sq.ft. leased
HVAC	Heat Pump
Lease Term	5-10 Year Lease
Rental Rate	Negotiable
Utilities Included	No

BUILDING AMENITIES

- Upscale finishes
- Abundant convenient parking
- Fiber optic data service
- Electronic building access
- IP video camera system
- Restrooms with showers
- Picnic area
- Onsite mailboxes



🏢 This Class A building, including its iconic three-story atrium lobby, was completely renovated in 2021 with luxury finishes throughout. High performance HVAC, building controls, energy efficient lighting, electronic security and web-based tenant concierge provide best in class operations. Enjoy the Wolf Road area's wealth of walkable food, fitness, green space and hospitality amenities with convenient access to/from the region's major roadways and international airport.

🏆 2021 winner of the TOBY ("The Outstanding Building of the Year") Award from the Capital Region Building Owners and Managers Association (CRBOMA)

📍 Located just blocks from the ramp to major Interstate 87 and only two miles from Albany International Airport, 3 Winners Circle is ideal for clients and commuters alike.

🔍 Interested in this property?

Contact our leasing professionals:
518.250.4740 • leasing@rosenblumcompanies.com

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Services

- Pick-up/delivery dry cleaning
- Free annual electronics recycling
- Electric Vehicle charging
- Tenant mixer events
- Online tenant portal

Location Benefits

- Albany International Airport
- The Crossings Park
- Colonie Center Mall
- Shopping, dining, hospitality
- Located on #117 bus line
- CDTA Flex Transit Location
- **Exit 4, Interstate 87**



For nearly four decades, The Rosenblum Companies has been developing and meticulously managing innovative properties in prime locations.

The Rosenblum Companies, a licensed Real Estate Broker

300 Great Oaks Boulevard • Suite 310 • Albany, New York 12203 • tel 518.869.9302 • www.rosenblumcompanies.com