

Minutes From Downtown Schenectady

# FOR LEASE - Class A Office

25 Mohawk Avenue, Scotia, New York 12302



**\$19.50 SF**

**Modified Gross**

## Property Highlights

- Building Size: 21,170 SF
- Availability: 10,800 SF
- Frontage: 210'
- Year Built: 2015
- Heating: Gas-fired RTU's
- Cooling: Central Air
- Elevators: 1 Passenger Elevator
- Parking: 80 Spaces
- Sprinkler: Wet

## Property Information

New Class A office space on 2<sup>nd</sup> floor of mixed-use retail/office building on Mohawk Avenue, minutes from Downtown Schenectady. Former financial services office suite boasting 20 private perimeter offices, beautiful glass-walled conference room, 2 smaller conference rooms, large break room, and large interior open bullpen area to accommodate a multi-workstation layout. Landlord will subdivide to 2700 SF suite sizes for qualified tenants. Plentiful free on-site parking and many retail options available within walking distance in Scotia Village.



14 Corporate Woods Blvd, Albany NY, 12211



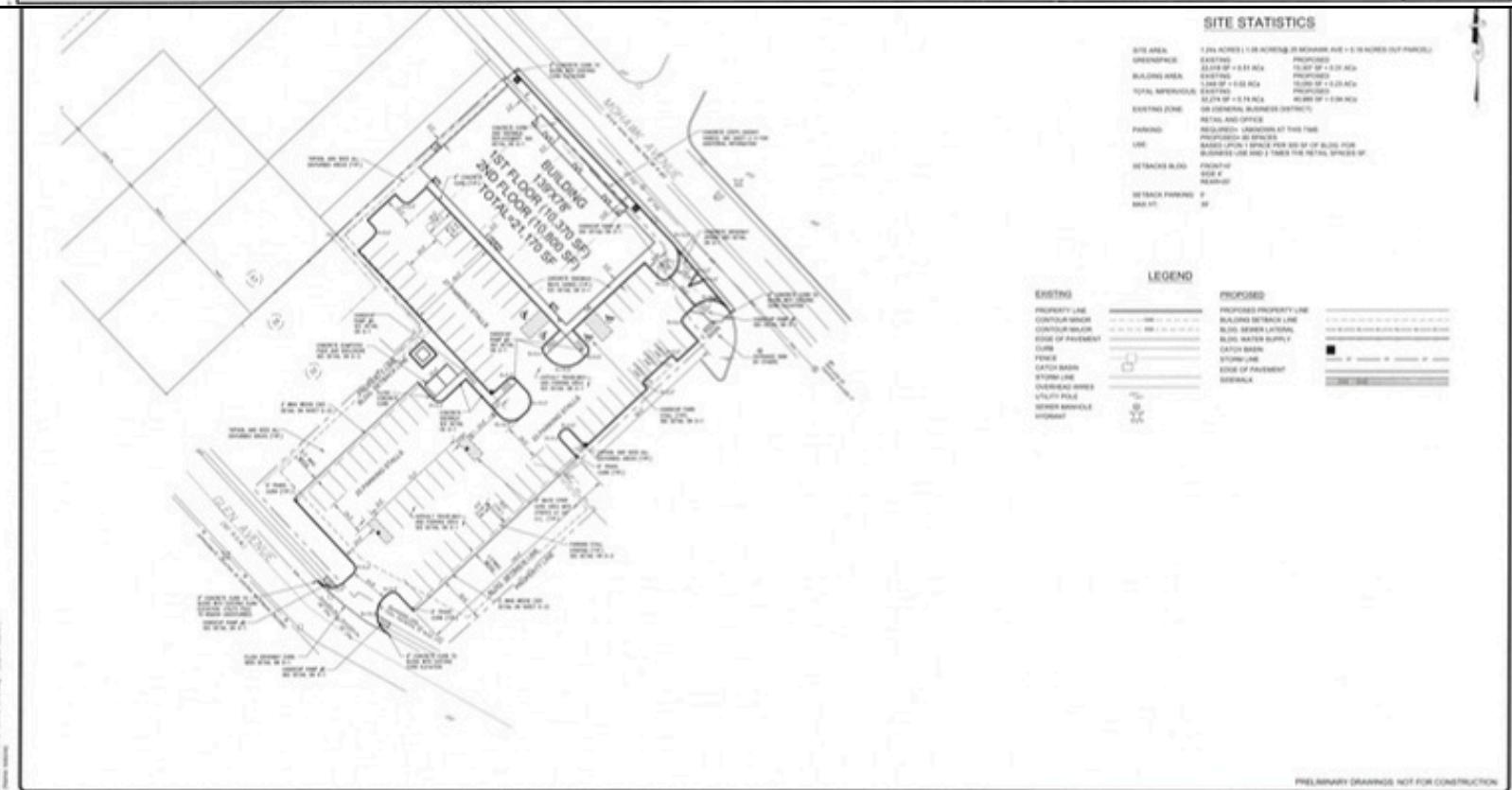
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## Fllor Plan & Site Plan



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ARCHITECTURE, MEMPHIS, TENNESSEE, FOR AN  
ENGINEERED OR CONSTRUCTED ARCHITECTURE  
FOR A LABORATORY ARCHITECTURE, IN A  
COLLIGATION OF THE NEW YORK STATE  
EDUCATION LAW AND THE REGULATIONS  
APPLICABLE IN THIS STATE.

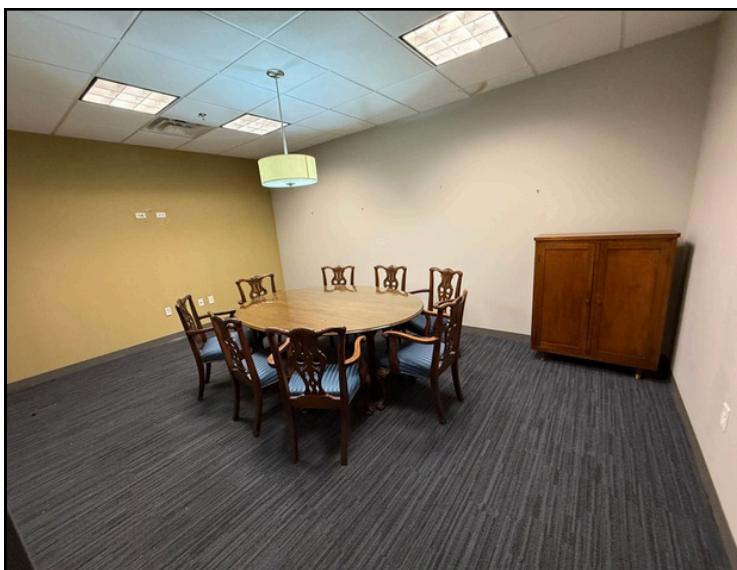
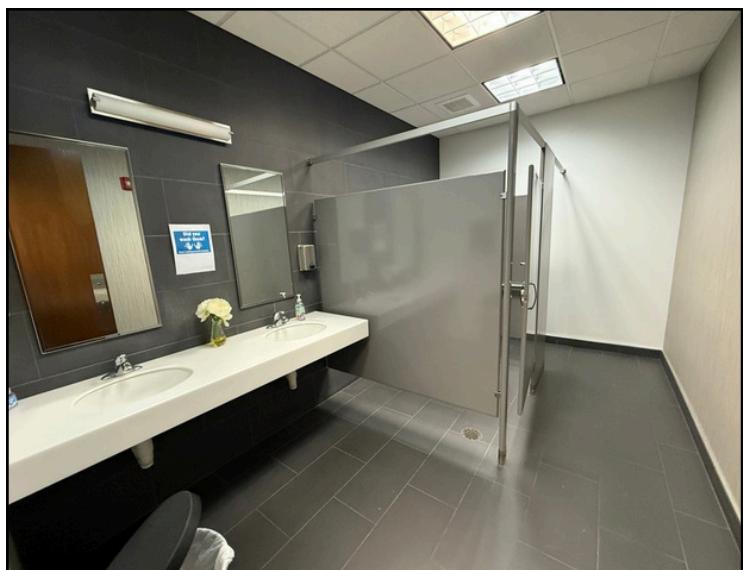
DRAFT



Engineering and  
Land Surveying, P.C.

MOHAWK AVE, LLC  
LAYOUT PLAN  
25 MOHAWK AVE

# Interior Photos:



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# Parking & Interior



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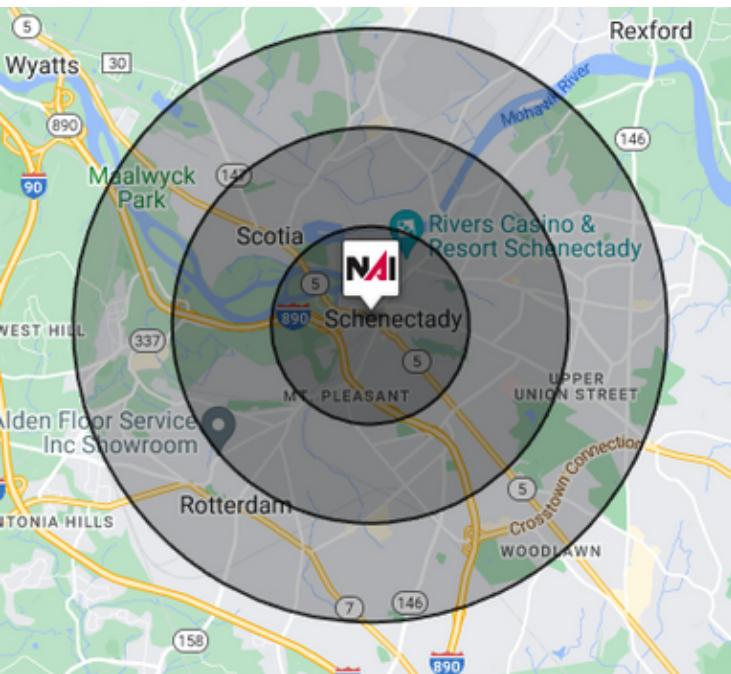


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## Demographics Of Surrounding Area



	1 Miles	2 Miles	3 Miles
Total households	7,142	27,014	43,556
Total population	18,757	67,302	106,413
Population white	41.1%	46.1%	56.2%
Population black	28.4%	21.8%	16.5%
Population hispanic	14.7%	13.2%	10.9%
Population asian	6.4%	6.7%	6.3%
Population pacific islander	0.2%	0.2%	0.1%
Population american indian	1.4%	1.4%	1.0%
Population other	10.2%	10.2%	7.7%
Persons per household	2.6	2.5	2.4
Average household income	\$64,537	\$75,159	\$85,935
Average house value	\$220,766	\$208,299	\$223,139
Average age	37	39	40
Average age male	36	37	38
Average age female	38	40	41

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