

# Minutes From Downtown Schenectady FOR LEASE - Class A Office



**\$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



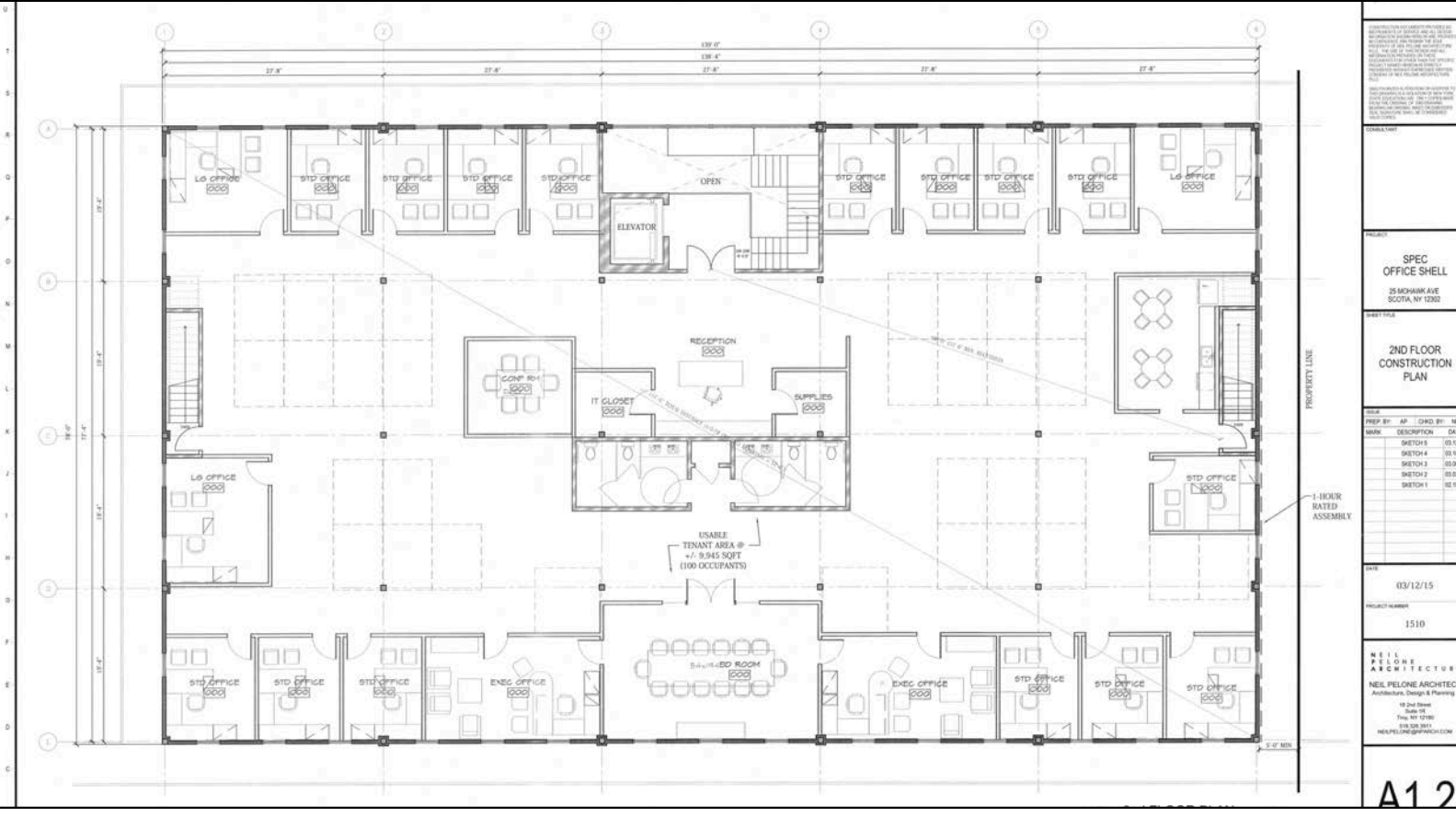
518.465.1400



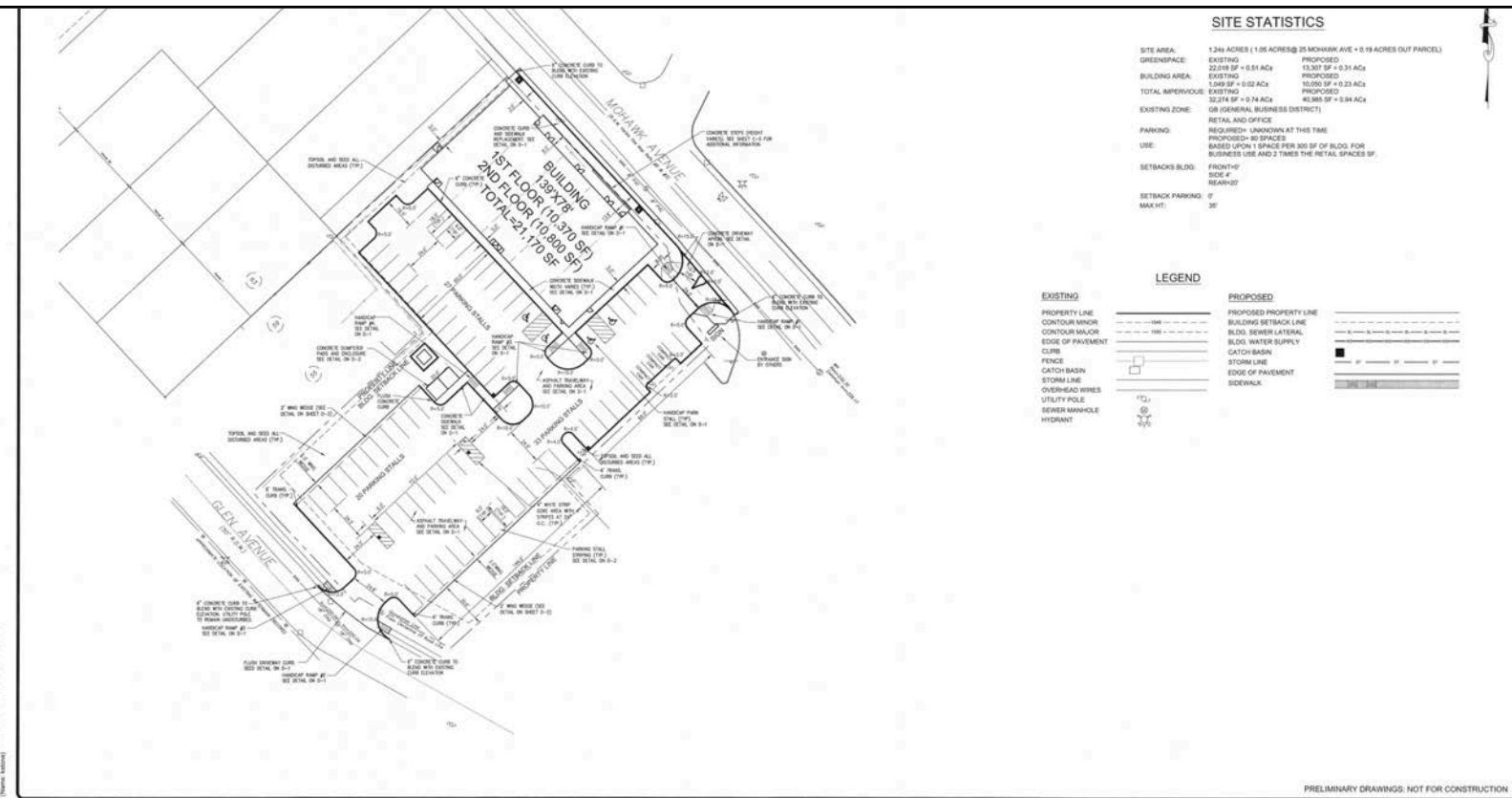
naplatform.com



# Floor Plan & Site Plan

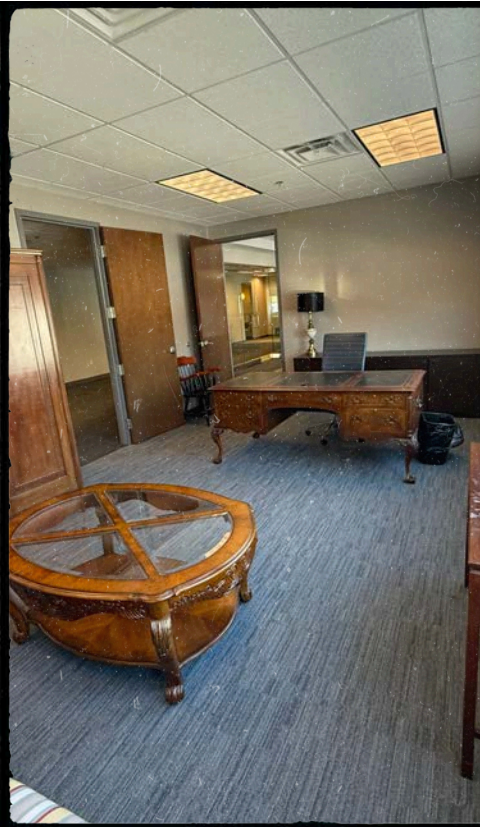


<p>PROJECT: SPEC OFFICE SHELL 25 MOHAWK AVE SCOTIA, NY 12303</p>			
<p>DATE: 03/12/15</p>			
<p>PROJECT NUMBER: 1510</p>			
<p>NEIL PELONE ARCHITECTURE Architects, Design &amp; Planning 1820 Route 9W Suite 101 Troy, NY 12182 518.238.3841 NEIL.PELONE@PEARCH.COM</p>			
<p><b>A12</b></p>			

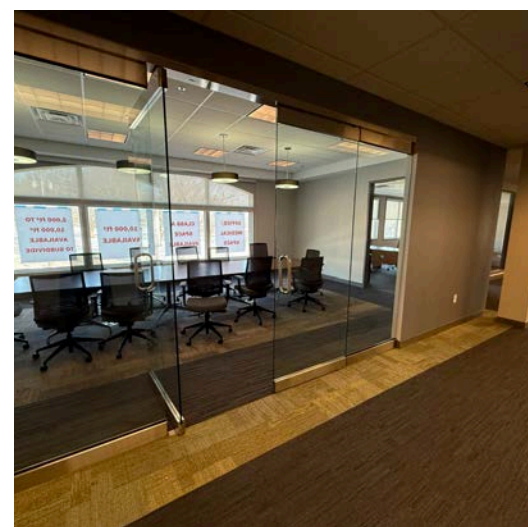
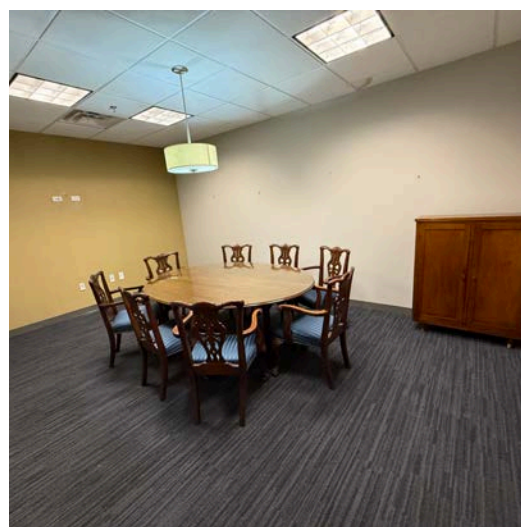
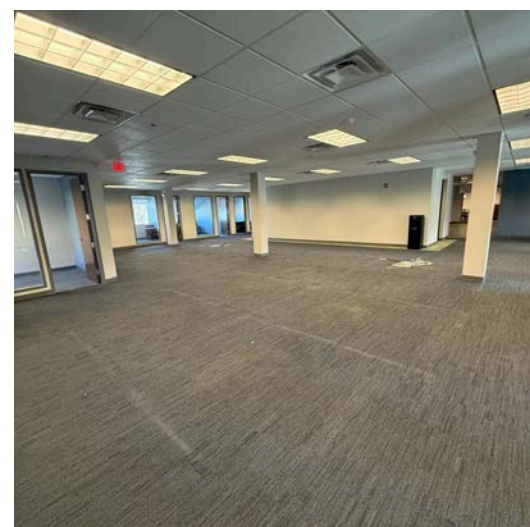


<p>THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPANABLE PROFESSIONAL (S E) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.</p>		<p>DATE: 3/15/15</p> <p>DESCRIPTION: REVISED TO ACCOMMODATE NEW ARCHITECTURAL DIMENSIONS</p>	<p>BY: [Signature]</p> <p>REVIEWED BY: [Signature]</p>	<p>DATE: [Blank]</p> <p>PROJ. MANAGER: JWS</p> <p>CHIEF DESIGNER: JWS</p> <p>DESIGNED BY: JWS</p> <p>DRAWN BY: JWS</p> <p>CHECKED BY: [Blank]</p>	<p><b>DRAFT</b></p>	<p><b>Engineering and Land Surveying, P.C.</b> 1533 Crescent Road - Clifton Park, NY 12065</p>	<p>MOHAWK, LLC LAYOUT PLAN 25 MOHAWK AVE VILLAGE OF SCOTIA, NEW YORK</p>	<p>SCALE: 1" = 30' CONTRACT NO.: [Blank] SHEET NO.: 1025.01 DATE: DECEMBER 2014</p> <p><b>C-4</b></p> <p>SHEET # OF 13</p>
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# Interior Photos:



# Parking, Interior & Mechanicals



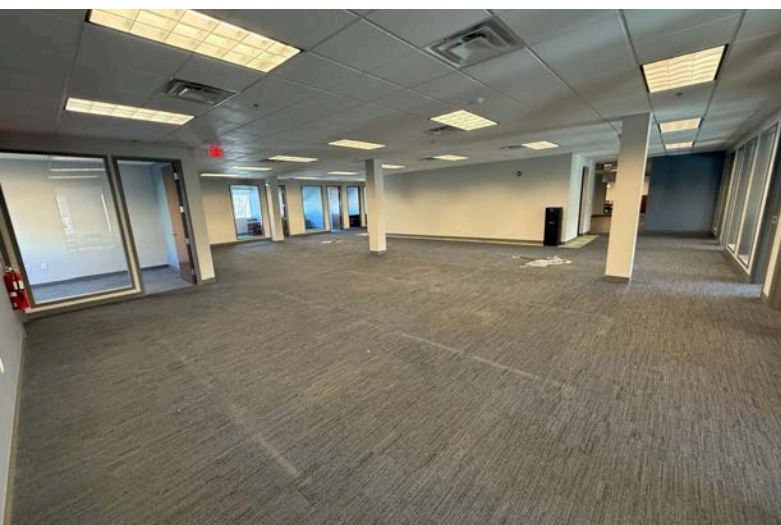
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# Parking & Interior



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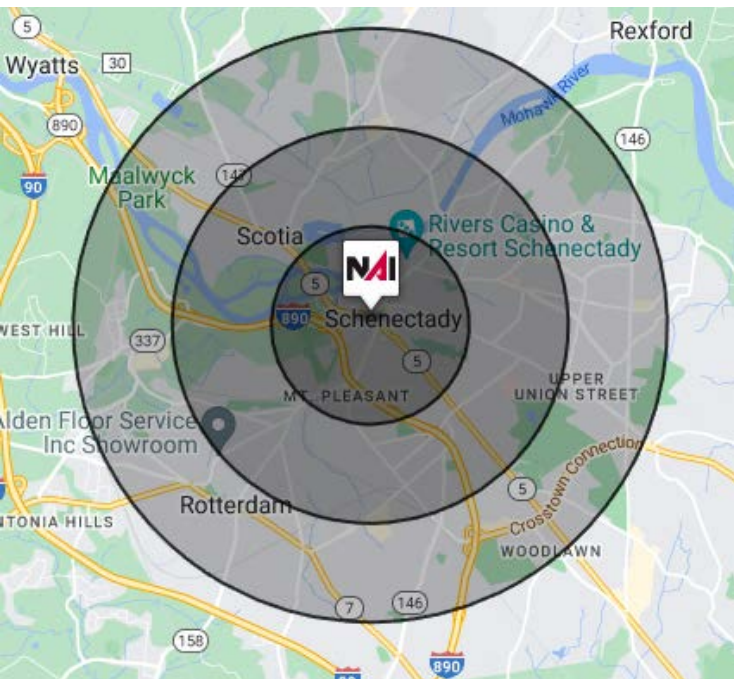


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## Demographics Of Surrounding Area



	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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