

**330 Broadway**

**Schenectady, NY**

**FOR  
LEASE**

**\$9/SF NNN +**

**3,000  
Sq Ft**

**1,500  
Sq Ft  
Suites**

**CBD  
Office  
Space**



**Profile**

**Lot size:** 11,000 SF  
**Location:** Central Business District  
**Zoning:** Commercial-Office  
**Built:** Complete renovation in 2001  
**Bldg. size:** 3000 SF  
**Available SF:** 3000 SF on both floors or  
2 1500 SF suites on 1st and  
2nd  
**Parking:** 10 spaces  
**HVAC:** GHA and central air  
**Tenant pays:** NNN + Utilities  
**ADA-**  
**compliant:** Yes, but ramp must be built  
**NNN Costs:** Approx \$2.50/SF

**Features**

- **Attractive office space with character in historic downtown CBD office building fully renovated in 2001**
- **Can be sub-divided into 2 spaces of 1500 SF each**
- **4 offices and kitchen on 1st FL, 2 offices and 2 large conference rooms on 2nd FL**
- **Possible signage opportunity if tenant desires signage/visibility**
- **Ideal for any professional use where visibility is important—insurance agencies, law firms, financial services**
- **Ample parking in the rear**
- **Onsite management**

**NAI Platform**

Commercial Real Estate Services, Worldwide.

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