

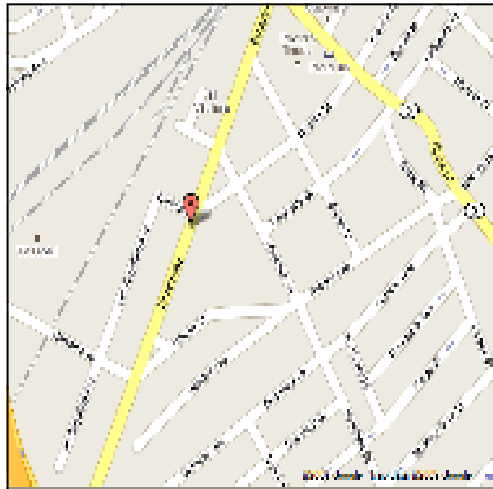
340 Broadway

Schenectady, NY

**FOR
LEASE**

\$10/SF NNN +

**3,300
Sq Ft**



**CBD
Office
or
Retail**

Profile

Lot size: 10,000 SF
Location: Central Business District
Zoning: Commercial-Office
Built: 2004
Bldg. size: 3300 SF
Available SF: 3300 SF
Parking: Ample parking
HVAC: GHA and central air
Tenant pays: NNN + Utilities
ADA-compliant: Yes
NNN Costs: Approx \$2.50/SF

Features

- Attractive office or retail space in a newly built single story building
- Layout includes multiple offices w/ conference room and kitchen in the front and storage or shop space in the rear
- Can be sub-divided into 2 suites
- 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
- Signage opportunity

NAI Platform

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

Felton McLaughlin
x208
felton@naplatform.com

NAI Platform
14 Corporate Woods Blvd
Albany, NY 12211
tel 518 465 1400
fax 518 465 1441