

1 & 3 Marcus Blvd.  
**6,000 SF AVAILABLE**  
FOR LEASE \$16.50/SF



### **Profile**

**Lot size:** 3.2 Acres  
**Zoning:** Business E  
**Built:** 1995  
**Bldg. size:** 2 Stories  
32,000 SF Total  
6,000 SF Available  
**Construction:** Steel frame with 4" thick brick veneer  
**Parking:** 214 spaces, plus adjacent covered parking  
**Utilities:** Water - municipal  
Sewer - municipal  
**HVAC:** 4-15 Ton roof top units with 29 separate zones

(518) 465-1400 ext.

### **Features**

- Class A office space off Wolf Road.
- Excellent highway access.
- Modern office building with flexible build out.
- Covered and private parking available.
- Full service gross lease.

Offices available from 2,500SF up to 6,000SF.

**Additional Features:** Parabolic Lighting, Patterned Carpet, Wallpaper, Mailroom, Storage Room, Solid Core Doors, and Interior Alarm System.

**NAI Platform**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**Contact information**  
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**Vice President**