

Retail 24/7.

FOR
LEASE

RIVERVIEW CENTER

150 BROADWAY :: MENANDS, NY

Riverview Center mixed use multi-tenanted complex. New retail center on first floor at the entrance for 1,200 employees. Located on the west side of Broadway (Route 32) just north of I-787 Menands Exit ramp. Downtown Albany is \pm 3 miles south.



\pm 8,665 SF OF RETAIL SPACE AVAILABLE



FEATURES:

- From \pm 888 SF to \pm 8,665 SF
- Municipal water and sewer
- Zoning: B-Business
- Total building size is \pm 977,750 SF
- \pm 700 car parking garage. Additional parking for \pm 1,100 on surface lot.
- Floor load: 175 lb/SF
- 4.0 Megawatts/480 volt/220 amp/3 phase power
- Fiber Optic: Verizon & CapNet
- Passenger and freight elevators
- Building handicap accessible and ADA compliant
- Gas fired low pressure steam heating and air conditioning.
- Site Area: Total of \pm 24.8 acres
- Located within an Empire Zone making this site eligible for economic incentives
- Loading dock access
- On busline

Price: Starting at \$9.00/SF plus electric

FOR MORE
INFORMATION
PLEASE
CONTACT

John MacAffer

Associate Broker

518.452.2700 x111

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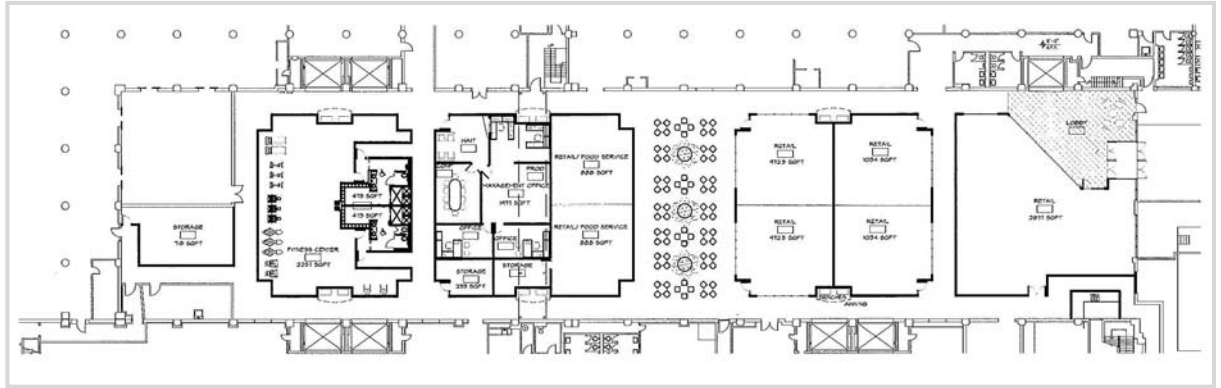


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FLOOR PLAN



2007 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	4,264	65,920	206,333
MEDIAN HOUSEHOLD INCOME	\$52,303	\$37,262	\$40,631

TRAFFIC COUNTS (AADT '06)

150 BROADWAY	14,350
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Riverview Center offers complete architectural, engineering and construction services to meet your needs - - any size.

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