



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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GLOBAL MLS, Inc.

Listing courtesy of: Scott Film Realty, LLC

**MLS# - 202211002 - Price: \$15**

9 Washington Square, Albany, NY

**Description:** Class A+ office space in the Washington Ave. Ext. corridor. 5284 sq.ft. plus 2991 sq.ft. spaces. Superior condition with high end finishes. Perfect for law firm, accountant, financial services, medical, or any professional office looking for top notch space. The space consists of reception area, open area, private offices, conference room, kitchen, storage/file room, etc. Easy access to Rt 155, I90, I87, downtown Albany, Nanotech center. Tenant pays utilities of \$2 per sq.ft.

**Acres:** 1.58

**School District:** Albany

**Heat:** Forced Air, Natural Gas

**Exterior:** Brick, Drywall

**Parking Spaces:** 72

**Above Ground Square Feet:** 33130

**Water:** Public

**Property Style:** Office

**County:** Albany

**Zoning:** Commercial

**Town:** Albany

**Sewer:** Public Sewer

**Basement:** Slab

**Cooling:** Central Air

**Interior Features:** Ceramic Tile  
Bath, Elevator



**Jane O. Callahan**  
NYS Licensed Salesperson-  
Rentals  
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## Availability

| June 2024 |    |    |    |    |    |    | July 2024 |    |    |    |    |    |    | August 2024 |    |    |    |    |    |    | September 2024 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|-------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa | Su        | Mo | Tu | We | Th | Fr | Sa | Su          | Mo | Tu | We | Th | Fr | Sa | Su             | Mo | Tu | We | Th | Fr | Sa |
|           |    |    |    |    |    | 1  |           | 1  | 2  | 3  | 4  | 5  | 6  |             |    |    |    |    |    |    | 1              | 2  | 3  | 4  | 5  | 6  | 7  |
| 2         | 3  | 4  | 5  | 6  | 7  | 8  | 7         | 8  | 9  | 10 | 11 | 12 | 13 | 4           | 5  | 6  | 7  | 8  | 9  | 10 | 8              | 9  | 10 | 11 | 12 | 13 | 14 |
| 9         | 10 | 11 | 12 | 13 | 14 | 15 | 14        | 15 | 16 | 17 | 18 | 19 | 20 | 11          | 12 | 13 | 14 | 15 | 16 | 17 | 15             | 16 | 17 | 18 | 19 | 20 | 21 |
| 16        | 17 | 18 | 19 | 20 | 21 | 22 | 21        | 22 | 23 | 24 | 25 | 26 | 27 | 18          | 19 | 20 | 21 | 22 | 23 | 24 | 22             | 23 | 24 | 25 | 26 | 27 | 28 |
| 23        | 24 | 25 | 26 | 27 | 28 | 29 | 28        | 29 | 30 |    |    |    |    | 25          | 26 | 27 | 28 | 29 | 30 | 31 | 29             | 30 |    |    |    |    |    |
| 30        | 31 |    |    |    |    |    |           |    |    |    |    |    |    |             |    |    |    |    |    |    |                |    |    |    |    |    |    |

■ = Taken Date



