



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Miuccio Real Estate Group

MLS# - 202412963 - Price: \$12

403 New Karner Road, Albany, NY

Description: PRIME office space w/ immediate availability for lease in a convenient New Karner Rd location! This 14,700 +/- SF building which is part of a two building office complex w/ 70+ shared parking spaces, consists of two floors each w/ over 7,000 SF of space that can be rented together or separately to fit the needs of any larger company. The existing layout which can be flexible currently offers 30+ private offices, 2 conference rooms, multiple break rooms & 4 restrooms between both floors. Elevator access is available from floor to floor & each space can be rented furnished or unfurnished. Longer lease terms are preferred. Call w/ questions or to schedule a tour of this impressive space TODAY!

Acres: 1

Above Ground Square Feet: 14762

Town: Colonie

School District: South Colonie

Estimated Taxes: \$34,499

Water: Public

Sewer: Public Sewer

Heat: Forced Air, Natural Gas

Property Style: Office

Basement: None, Other

Exterior: Block

County: Albany

Cooling: Central Air

Parking Spaces: 70

Interior Features: 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 | | 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



