



66 SOUTH PEARL STREET

ALBANY, NY 12207

PROPERTY HIGHLIGHTS:

Class A office space available ranging from 1,000± SF to 20,325± SF (full floor) with contiguous floors that can be combined to accommodate larger tenants up to 40,431± SF. One parking space per 1,000± SF available in attached building garage. Very attractive tenant improvement packages are available for credit tenants.

FEATURES:

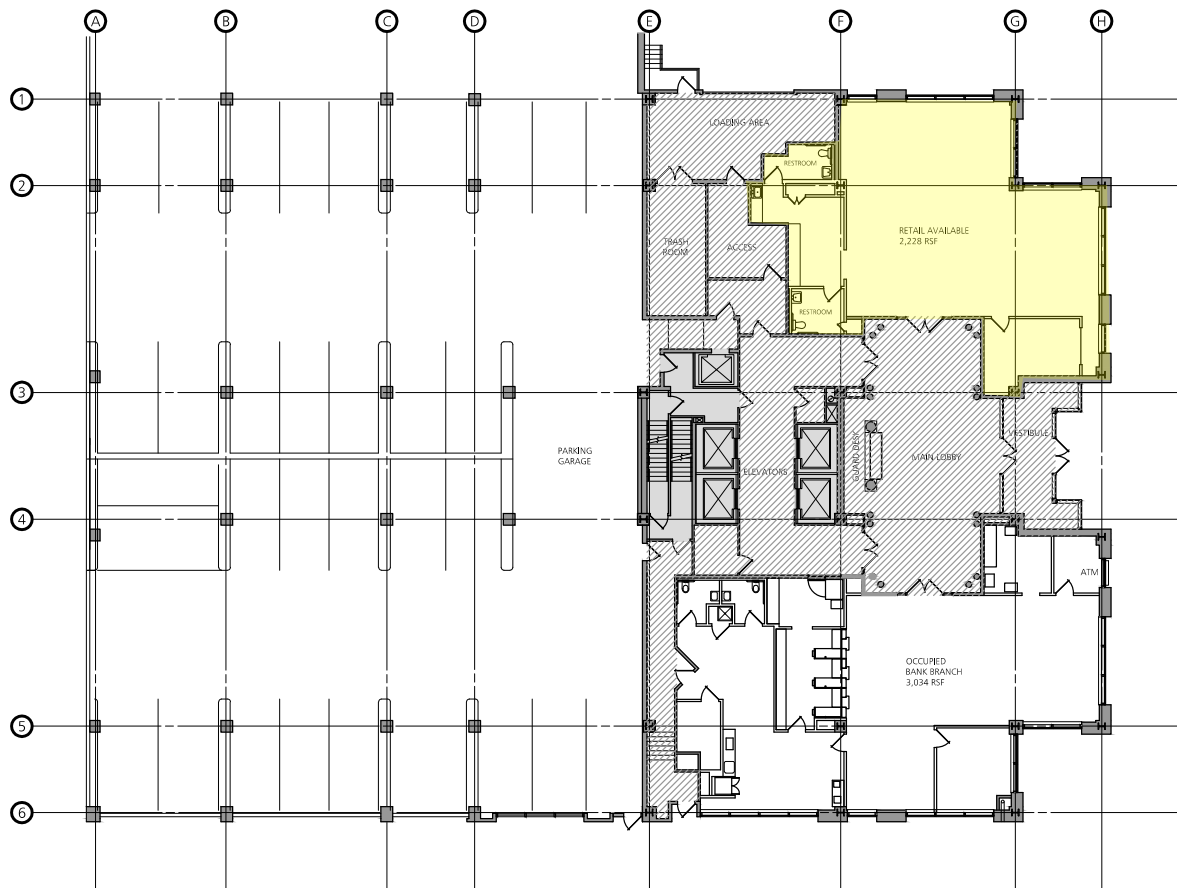
- Panoramic views of the Catskill Mountains, Empire State Plaza, Downtown, & the Hudson River
- Located in the heart of Albany's Central Business District and across from the Times Union Center
- Recent upgrades to lobby and common areas
- 12 Stories
- 4 Elevators
- 1 Loading Dock
- 165± private parking garage with surface parking and public lots also available



PHOTOS



FLOOR PLANS

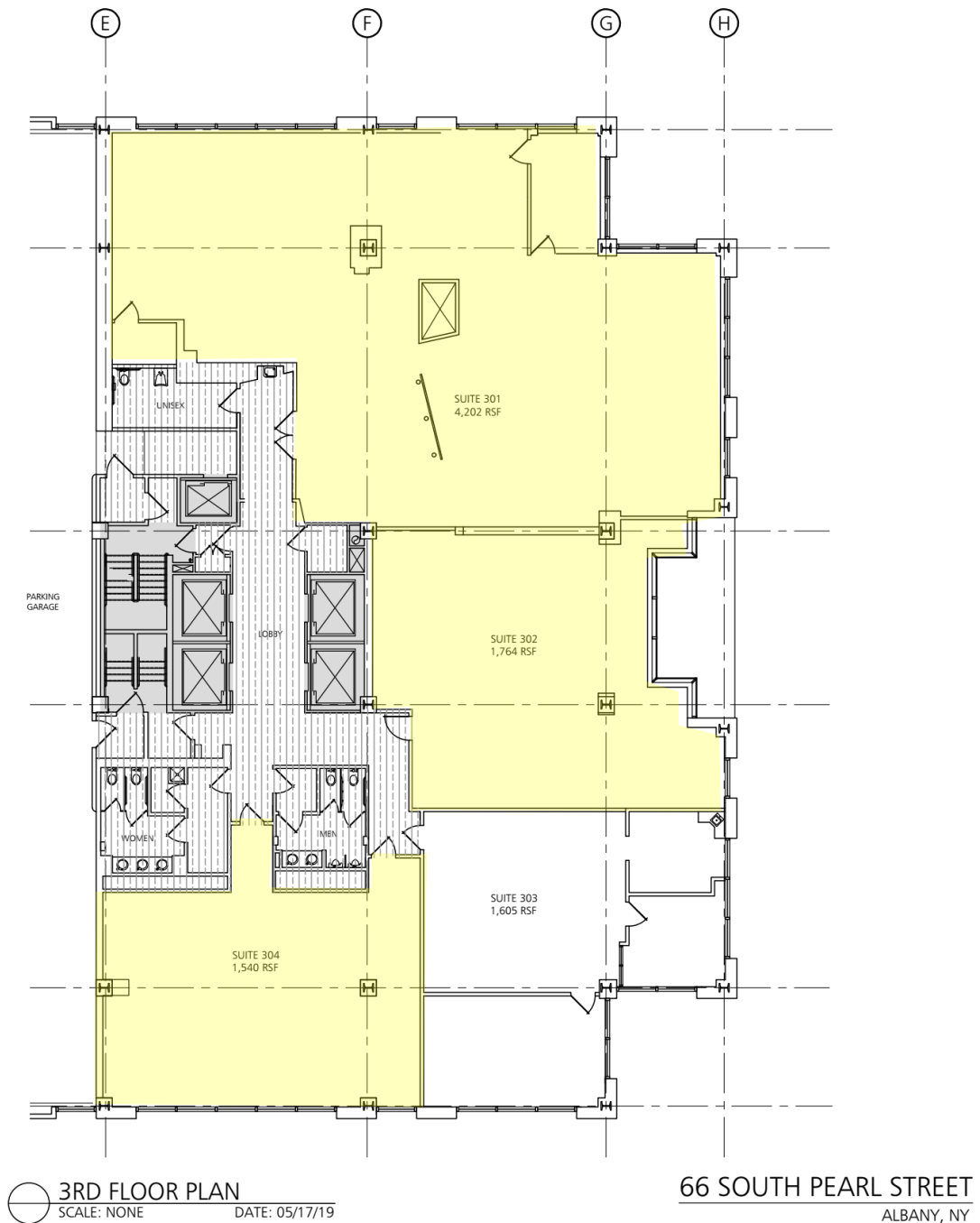


1ST FLOOR PLAN
SCALE: NONE
5,262 RSF

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ALBANY, NY

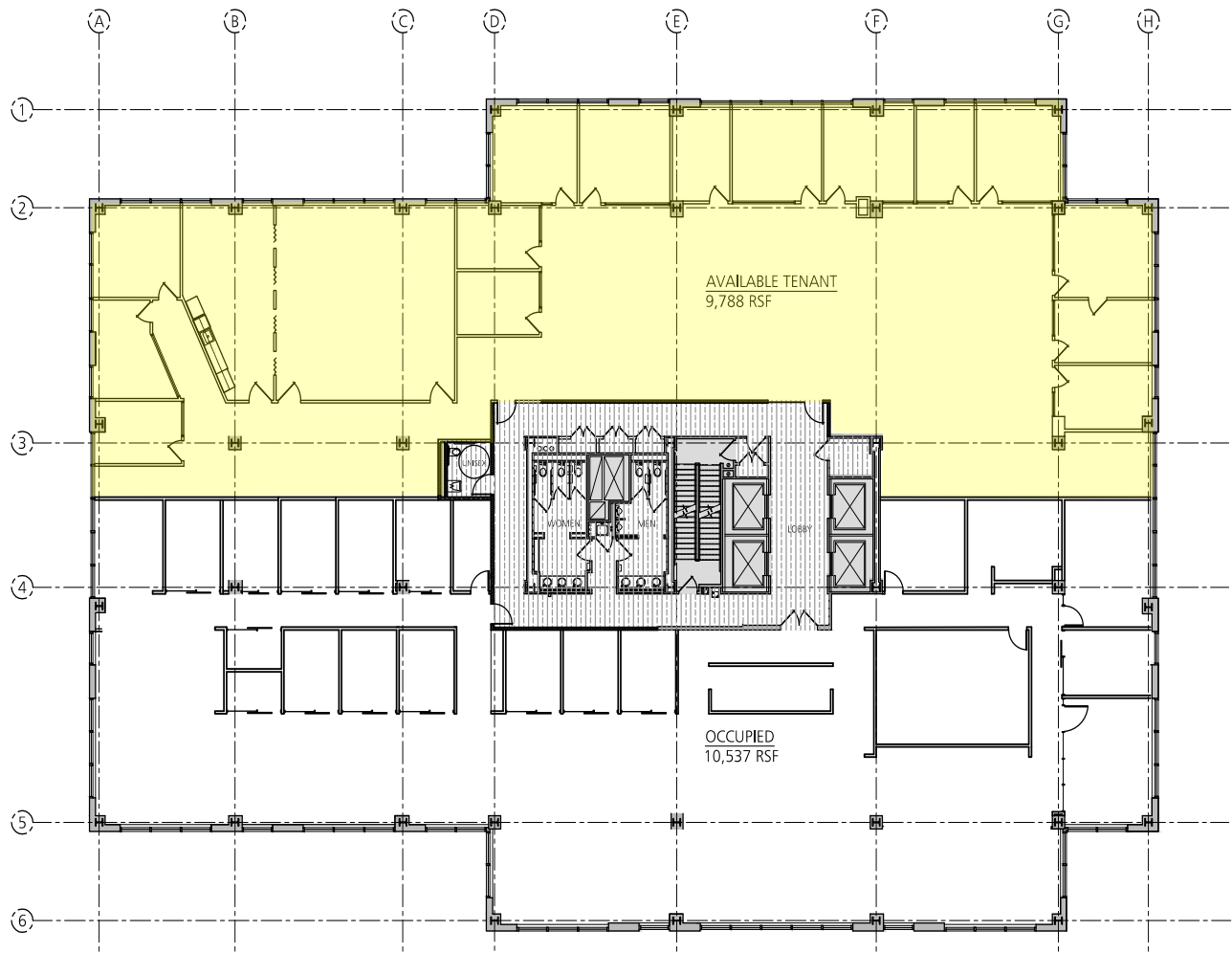
1st Floor Plan
2,228± SF Available
(Office or Retail)

FLOOR PLANS



3rd Floor Plan
7,506± SF Available
(Full Floor – can be subdivided)

FLOOR PLANS

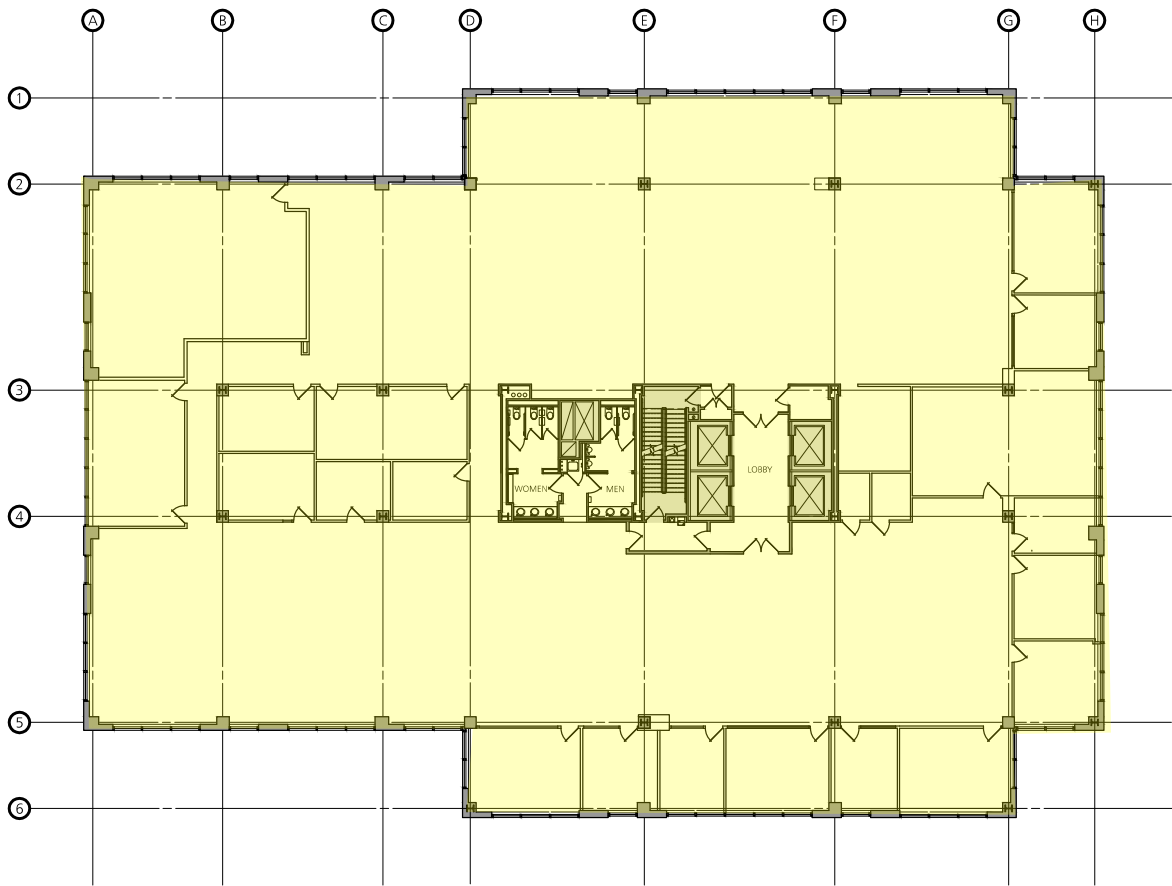


4TH FLOOR PLAN - MULTI-TENANT PROPOSED TENANT
SCALE: NONE

DATE: 01/18/18

4th Floor Plan
9,788± SF Available
(Can be subdivided)

FLOOR PLANS

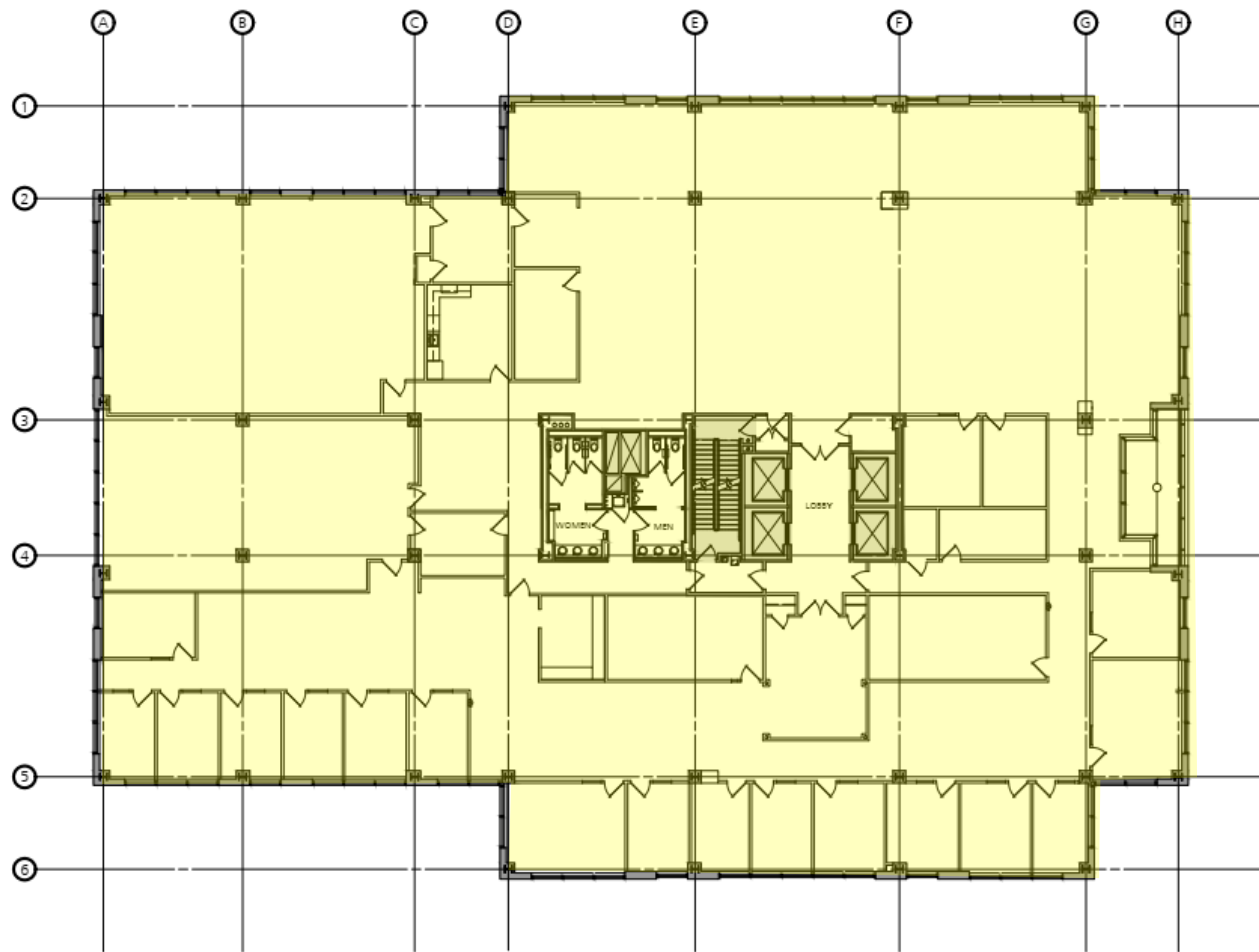


8TH FLOOR PLAN
SCALE: NONE 20,325 RSF

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8th Floor Plan
20,325± SF Available
(Full Floor)

FLOOR PLANS



9TH FLOOR PLAN
SCALE: NONE 20,106 RSF

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9th Floor Plan
20,106± SF Available
(Full Floor)

FLOOR PLANS



Property Location

