

FOR LEASE \$17.00 - \$19.00/SF

54 State Street

Albany, New York



PROPERTY FEATURES

Office suites from 1,000 to full floor of 16,000 SF.

High end finishes, fabulous downtown views, multiple fiber optic providers, proactive and responsive management.

Close to parking, financial district, courts, government offices, banks, restaurants, arts and entertainment.

Access to neighboring penthouse conference center and banquet facility.

Mark L. Aronowitz, CPM®

Omni Development Company, Inc.

40 Beaver Street

Albany, NY 12207

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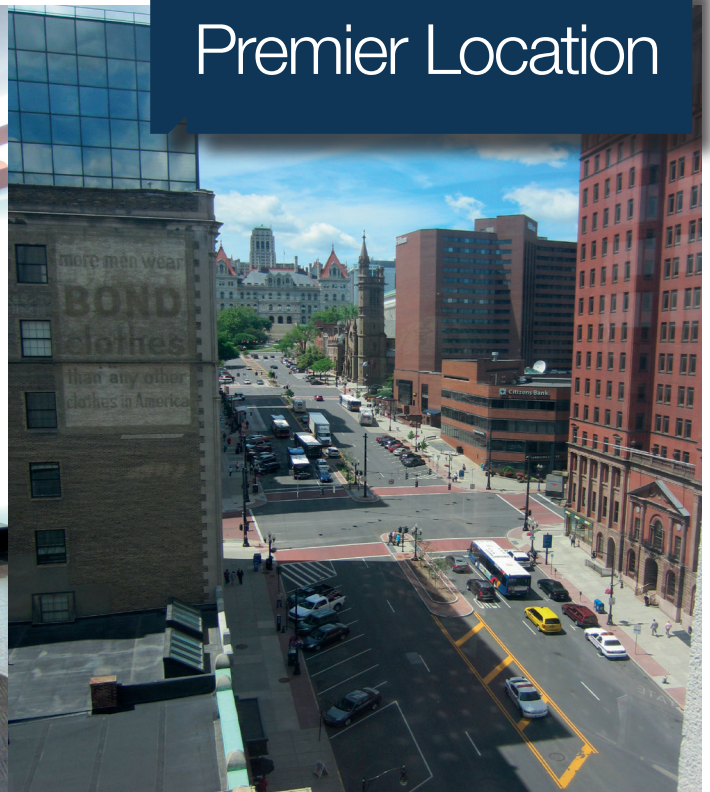
518-432-4500 * (f) 518-432-8345

www.54State.com

Owned & Managed By

OMNI

OMNI DEVELOPMENT COMPANY, INC.



Premier Location

BUILDING INFORMATION

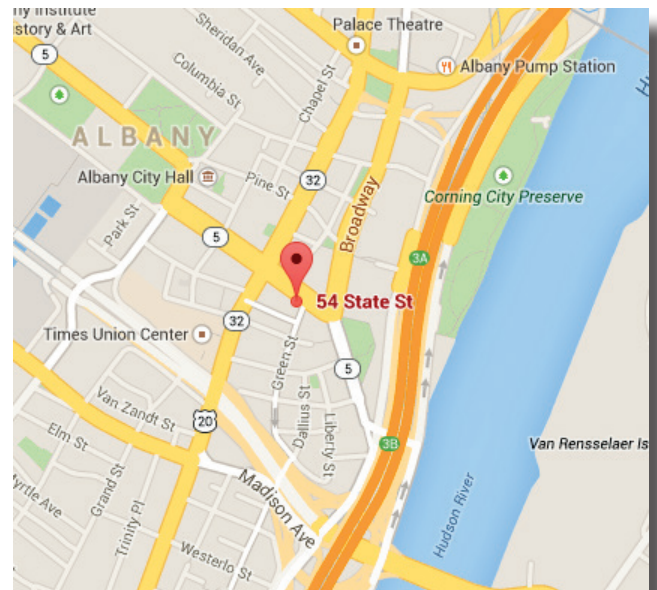
Building Style:	Modern Office / High Rise
Year Built:	1960's (renovated in 2009)
Stories:	10 + basement
Building SF:	150,000 SF
Elevators:	4 passenger + 1 freight
Heat & A/C:	Centrally delivered
Telecommunications:	Multiple fiber optic providers
Parking:	Garage (1 block away)
Rent:	Tenant pays electric & escalations

SAVING ENERGY COSTS

High efficiency HVAC and lighting system providing ENERGY STAR cost savings, good air quality, and comfort.

STATE-OF-THE-ART FITNESS CENTER

Certified Personal Trainers, Yoga & Pilates classes, and immaculate locker rooms.



LOCALE

SW corner of State and Green St. 1 block east of South Pearl St.

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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.