

OFFICE / RETAIL SPACE FOR LEASE

97 CENTRAL AVE

ALBANY, NY

PRIME RETAIL SPACE AVAILABLE

± 4,000 sqft

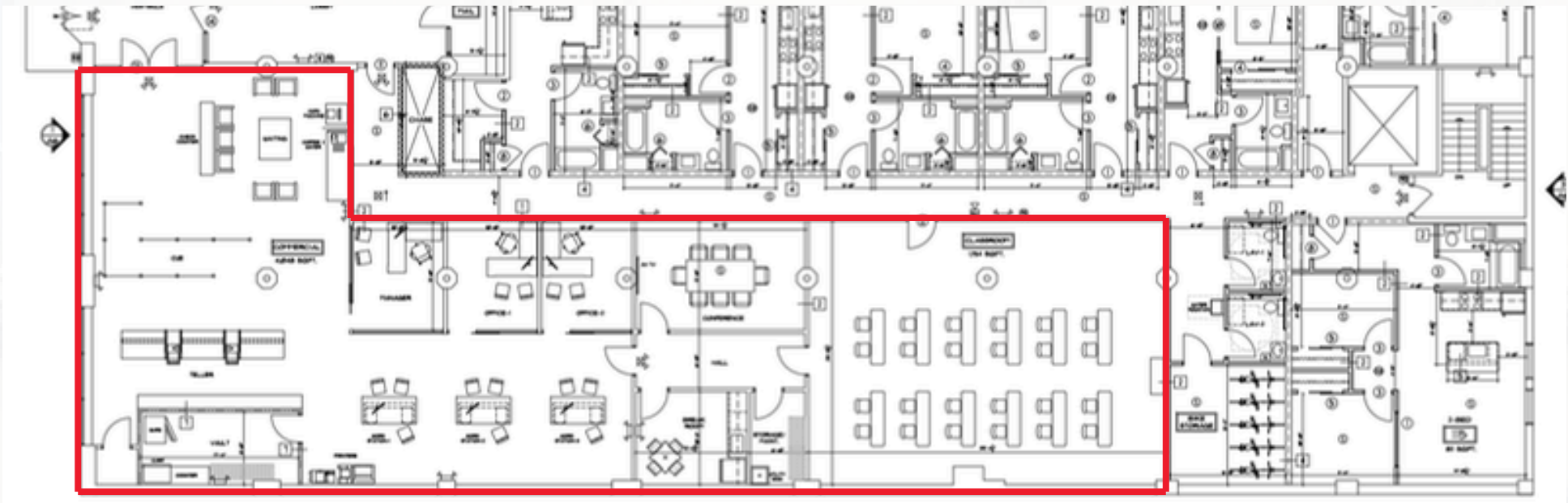
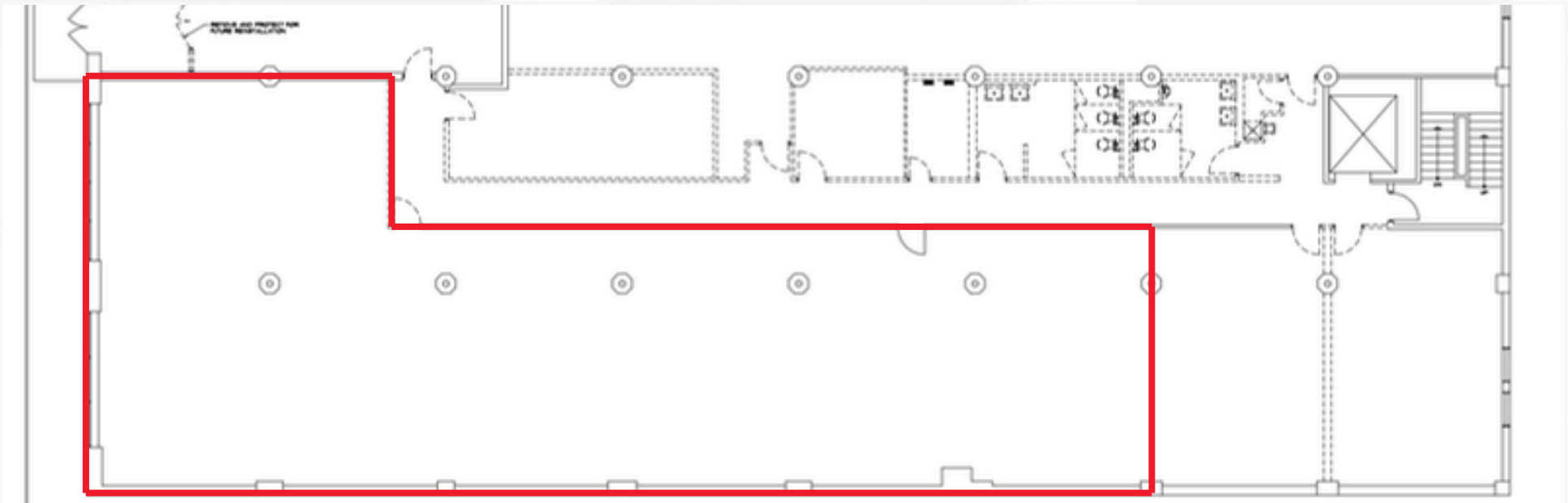
Prime Commercial Office/Retail Space for Lease 97 Central Ave, Albany, NY

Position your business at the heart of Albany's bustling commercial corridor with this exceptional leasing opportunity at 97 Central Avenue. This prominent 4-storey commercial building offers highly visible and versatile space ideal for office, retail, or mixed-use tenants looking to establish or expand their presence in a high-traffic area—with over 20,000 vehicles passing daily.

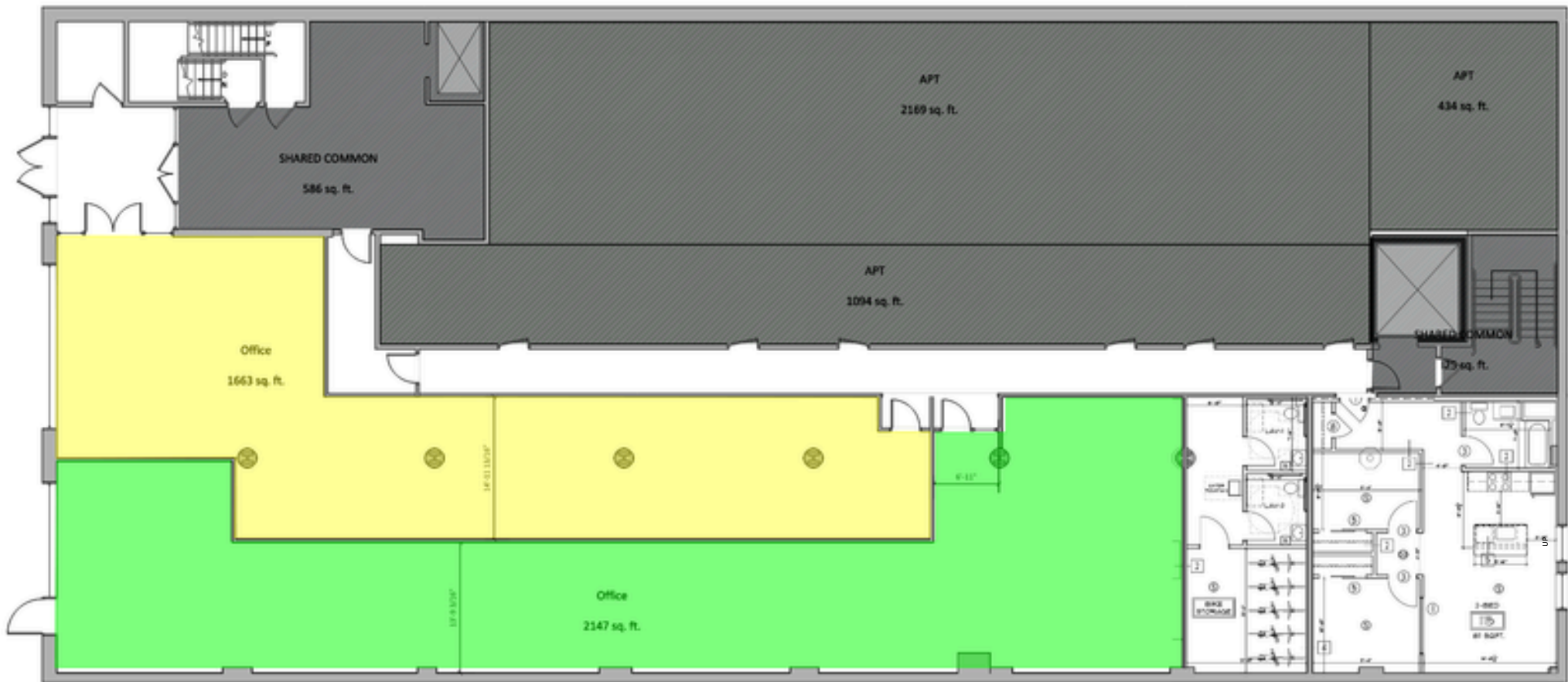
Highlights:

- **Flexible office/retail layouts** available to suit a variety of business types
- **Private loading dock** and **below-grade storage** to streamline operations and logistics
- **Elevator-serviced** building for easy access across all four floors
- **114 on-site parking spaces**, providing unmatched convenience for staff and customers
- **Well-maintained**, professional environment ready for immediate occupancy

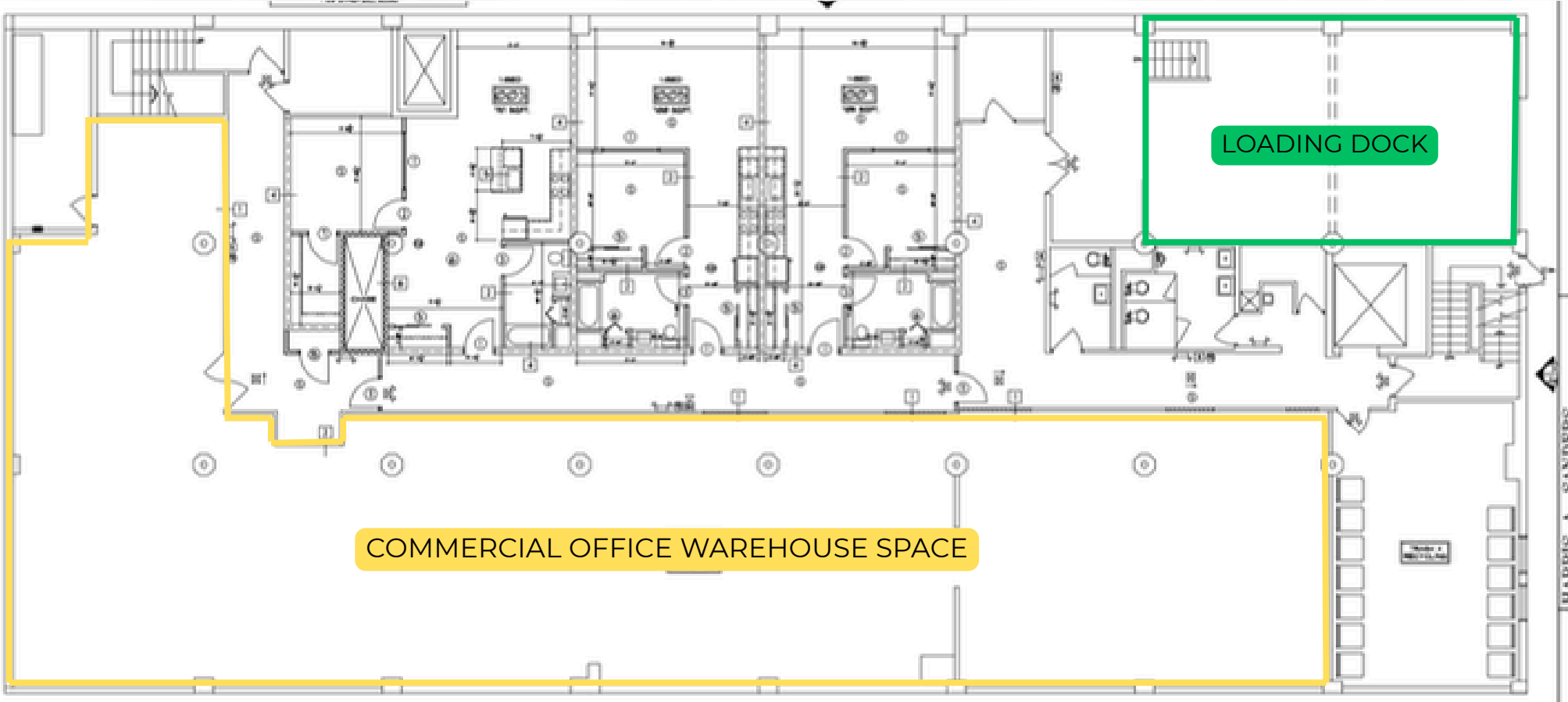
1ST FLOOR RETAIL PLANS



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WAREHOUSE/STORAGE



97 Central Avenue presents a rare opportunity to secure flexible, attractively-priced space in a revitalizing corridor of downtown Albany. Through professional media, widespread digital and broker outreach, and below-market asking rents, we aim to lease these spaces quickly and to strong, long-term tenants.

Market Data –

Downtown Albany (Q2 2025)

Office and Retail

- Average Asking Office Rent: \$17.25/SF/YR
- Average Asking Retail Rent: \$18.60/SF/YR
- 97 Central's Positioning: Aggressive-market entry point at \$14/SF/YR NNN to attract tenants seeking value in a growing district.

Warehouse/Storage

- Average Asking Industrial/Warehouse Rent: \$6.75/SF/YR
- 97 Central's Flexibility: Broad range of storage options at \$4–\$8/SF/YR to support local contractors, artists, entrepreneurs, and logistics users.

Available Space

- **Office / Retail Space: ±4,000 SF**
 - Asking Rent: \$14/SF/YR (NNN)
- **Warehouse / Storage Space:**
500 SF – 8,500 SF available
 - Asking Rent: \$4 to \$8/SF/YR (NNN)
- **Signage Exposure:** Significant frontage along Central Ave with VPD of 20,000+

Marketing Media Assets

- High-Resolution Photography
- Video Tours
- 3D Virtual Tours
- Floor Plans

Target Tenants

- Retail Tenants
- Office - Banks, Business Office
- Storage - Warehouse/Flex

Marketing and Listing Techniques

Multichannel Listing Distribution

We will deploy a full-spectrum listing strategy to maximize exposure:

- **MLS Networks:**
 - NY State Commercial MLS
 - Global MLS
- **National CRE Portals:**
 - CoStar / LoopNet Premium Listing
 - CREXI Enhanced Listing
 - Brevitas, QuantumListing, and RealMassive (as applicable)

KW Commercial National Network

Leverage the KW Commercial broker network of over 3,000 agents nationwide to amplify tenant reach

MARKETING OVERVIEW

The Leverage Commercial Team at KW Platform is well-positioned to successfully lease the office and retail space at 97 Central Avenue—part of a transformative adaptive reuse project featuring 49 new workforce apartments, off-street parking, and 20,000+ VPD exposure. Backed by a build-to-suit developer and flexible site plans, we offer tailored tenant solutions supported by a targeted marketing strategy, including professional photography, drone video, virtual tours, and broad exposure across CoStar, LoopNet, CREXI, and our 3,000+ agent KW Commercial network. With below-market pricing and a prime location in an emerging downtown corridor, we are confident in our team’s ability to attract strong tenants and establish 97 Central as a standout commercial destination in Albany.



The Commercial Division at KW Platform is excited to present prime retail spaces for rent as part of an upcoming adaptive reuse development at 97 Central Avenue. This project will feature 49 workforce-level apartment units, ample off-street parking, and the benefit of approximately 20,000 vehicle per day traffic counts. 97 Central provides an excellent opportunity for retailers and offices to establish a strong street presence right at the doorstep of our Capital. The main floor boasts over 3,000 square feet of space,



POPULATION & MARKET:

- Population: ~101,220 (2023)
- Median Age: 32.4 years
- 3-Mile Core: \$107,500 median HH income, \$97,900 avg household expenditures, 72% with Associate+ degree

RACIAL/ETHNIC COMPOSITION:

- White: 53% | Black: 27% | Asian: 8% | Hispanic/Latino: 12%

TOP EMPLOYMENT SECTORS:

- Healthcare & Social Assistance: ~10.5K jobs (73% female)
- Public Administration: ~6.2K jobs
- Education: ~5.6K jobs (64% female)\

BUSINESS CLIMATE:

- \$400M in downtown revitalization investments
- #8 Northeast tech hub potential
- Event-driven foot traffic growth (e.g., Alive at Five)

DEMOGRAPHICS

TRAFFIC & MOBILITY PATTERNS

- Heavy congestion persists, particularly in the city center.
- During morning rush hour, traffic slows further: the same 10 km takes 12 minutes 56 seconds at ~46 km/h, and evening rush climbs to 13 minutes 38 seconds at ~44 km/h.
- The Albany metro's average commute time is just 23.1 minutes, ranking it 27th-best among the most populous U.S. metros (national average is 26.4 minutes)—a definite perk for accessibility.

WALKABILITY & TRANSIT ACCESS

- Lark Street stands out as a pedestrian and arts-oriented corridor, featuring shops, cafés, galleries, and robust event-driven foot traffic (events like LarkFEST attract tens of thousands).

INFRASTRUCTURE & ACCESSIBILITY CONCERNS

- Parking scarcity in the downtown core also plays a role. Businesses note that customers and employees sometimes prefer suburban locations (e.g., Wolf Road, Guilderland) due to easier parking and lower congestion.

DEMOGRAPHIC & COMMERCIAL CONTEXT

- Downtown foot traffic remains primarily **weekday-based**; evenings and weekends often feel quiet unless amplified by events or high-profile venues



BENJAMIN ROMER

Commercial Director
Licensed Real Estate Agent

bromer@kw.com

+1 518 368 3932

