

FOR LEASE

80 STATE ST
ALBANY, NEW YORK

**PRIME
OFFICE
SPACE**



Prime Class A Office Space

- Premier Class A Office Tower in the Heart of Downtown Albany
- On-Site 455 Car Garage Parking
- Planned Lobby Renovation to Enhance the Building's Entrance
- On-Site Café and Fitness Center Among Building Amenities
- Prime Location Steps from the New York State Capitol
- Convenient Access to Downtown Dining, Hotels, Retail, and Government Offices
- Flexible Office Space to Accommodate a Variety of Business Needs
- Prominent Downtown Location with Excellent Visibility and Accessibility

FOR MORE
INFORMATION
PLEASE CONTACT

AMBER R. HENSLEY
NYS Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com



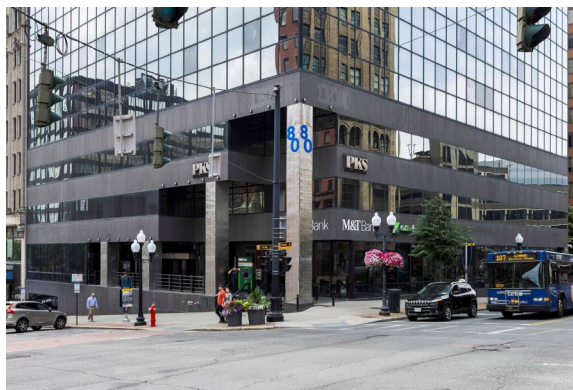
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PHOTOS



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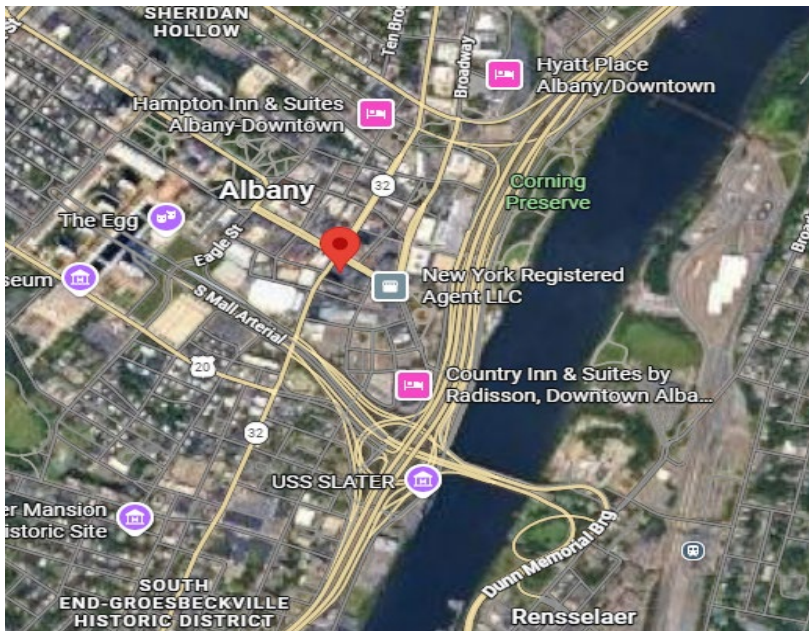
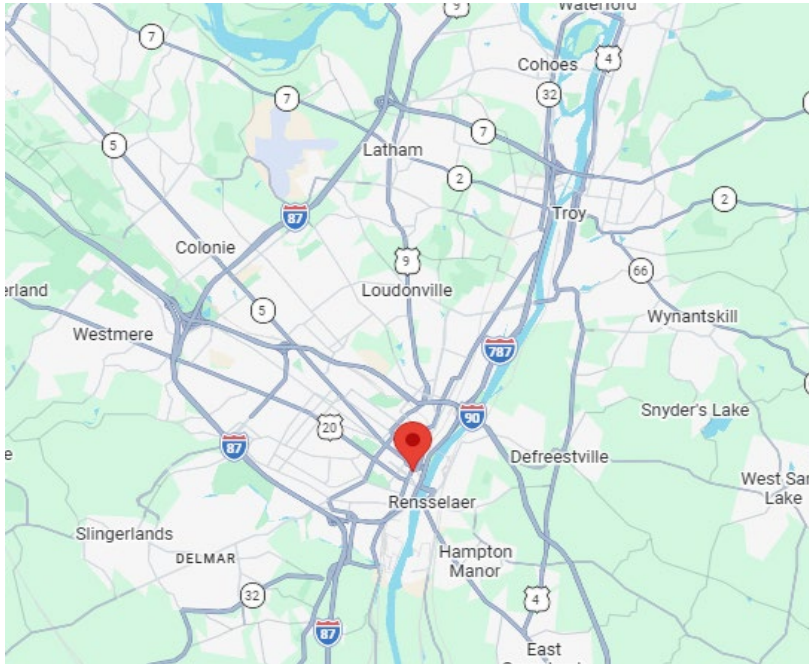
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LOCATION



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DEMOGRAPICS

Population			
	2 miles	5 miles	10 miles
2020 Population	67,167	177,386	390,523
2025 Population	65,586	178,277	394,109
Households			
	2 miles	5 miles	10 miles
2020 Households	30,011	75,103	164,779
2025 Households	29,376	75,055	165,647
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$68,925	\$97,292	\$102,944
Median Household Income	\$53,004	\$74,537	\$80,623
Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$190,726	\$272,280	\$285,371
Median Year Built	1948	1958	1963

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