



Pyramid Brokerage
Company

C WING

3 UNIVERSITY PLACE

FOR
SUBLEASE

3 UNIVERSITY PLACE
RENSSELAER, NY 12144

31,752± SF

LAB SPACE
AVAILABLE

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pyramidbrokerage.com

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Rensselaer, NY



31,752± SF

Property Highlights

- Fully functional laboratory space available for immediate sublease
- Located in the heart of the Capital District's biomedical hub
- Close proximity to Regeneron, Kinientia Biosciences, NY CREATES, UAlbany School of Public Health & Cancer Research Center
- Labs span three floors and can be subdivided, each with individual key fob security
- Less than 3 miles from the Albany-Rensselaer Amtrak Station
- Easy access to I-787
- Building features a large common breakroom with cafeteria, grab & go food, and an outdoor patio
- Additional 2,257 SF of Storage Available

Demographic	1 Mile	3 Miles	5 Miles
Population	5,819	70,494	146,875
Households	2,742	32,318	65,286
Average H.H. Income	\$80,645	\$57,965	\$72,512
Daytime Employees	6,803	109,386	161,423
Source:	ESRI		

Traffic Counts	
Columbia TPKE	17,051 AADT
Sherwood Ave	4,195 AADT
Source:	NYS DOT

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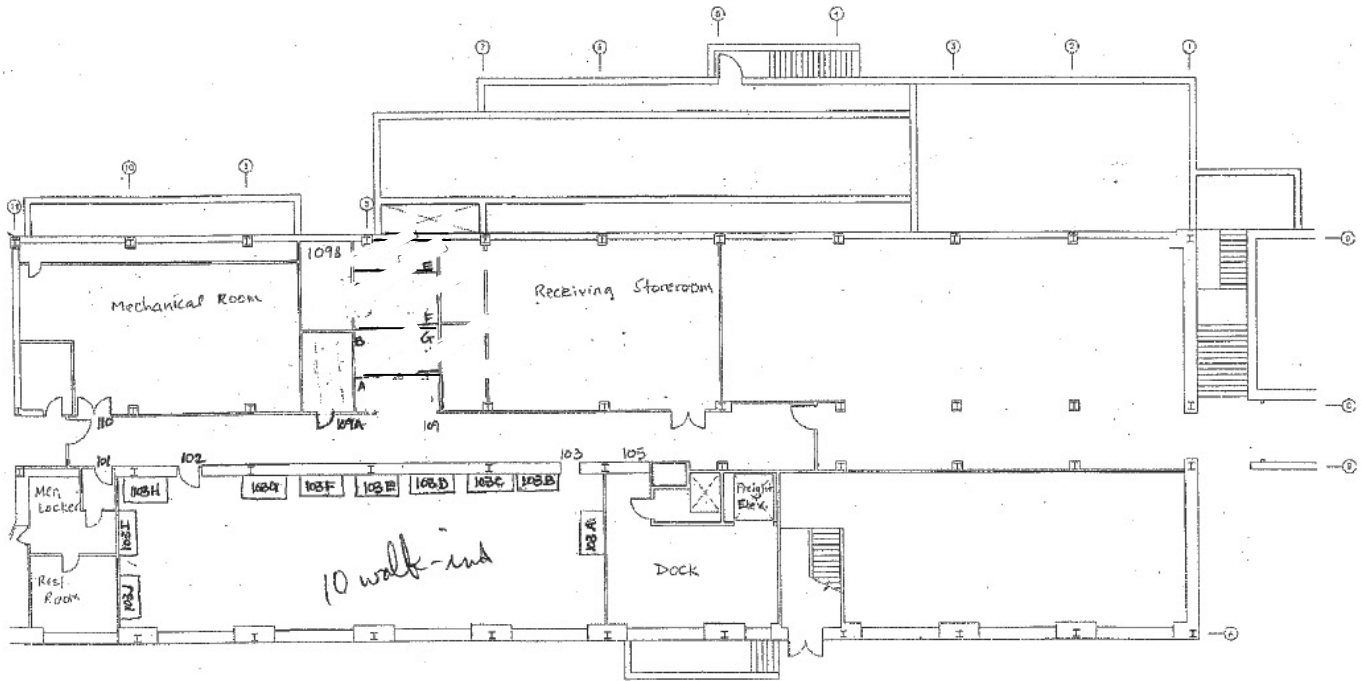
Rensselaer, NY



Property Highlights

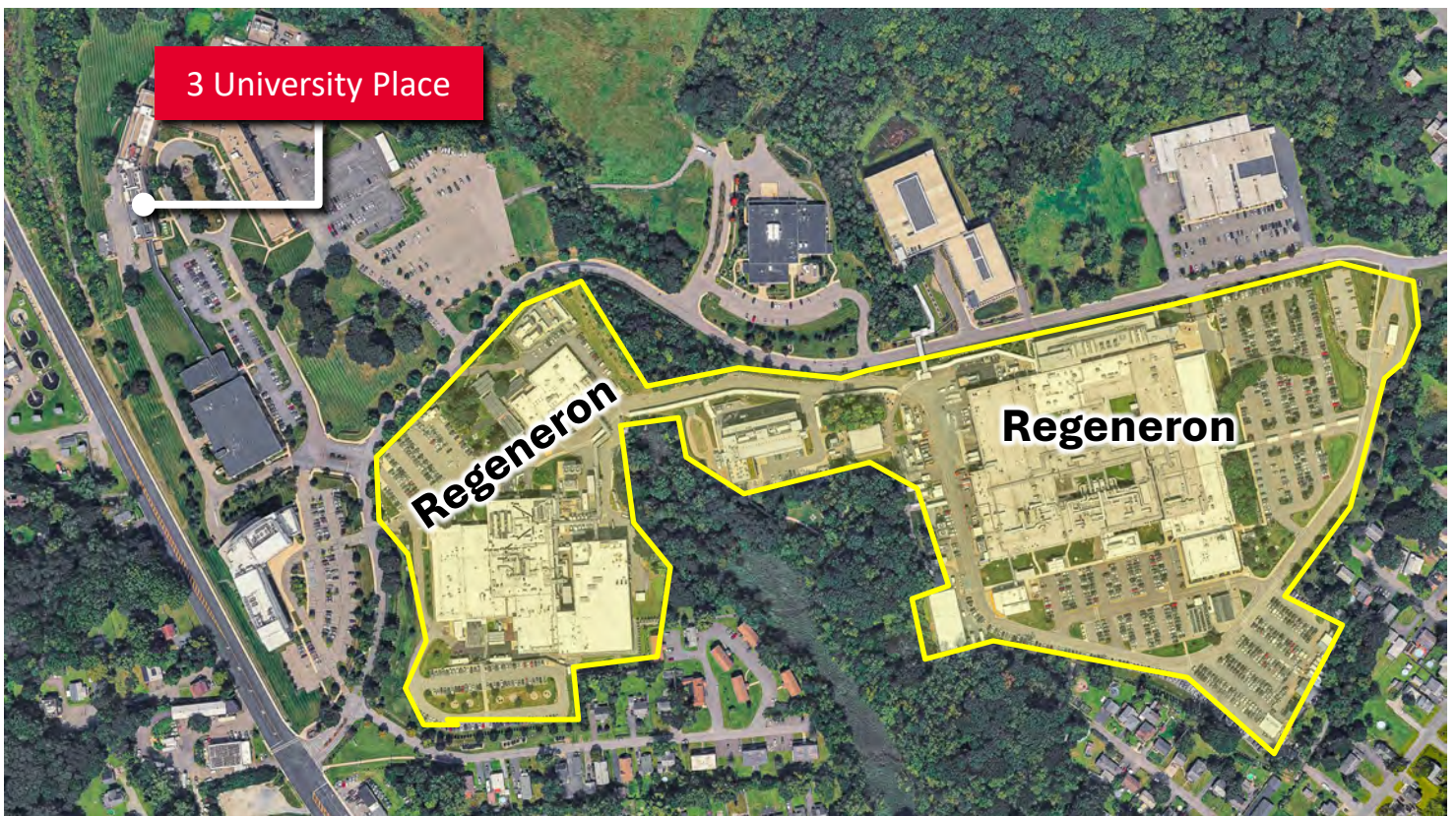
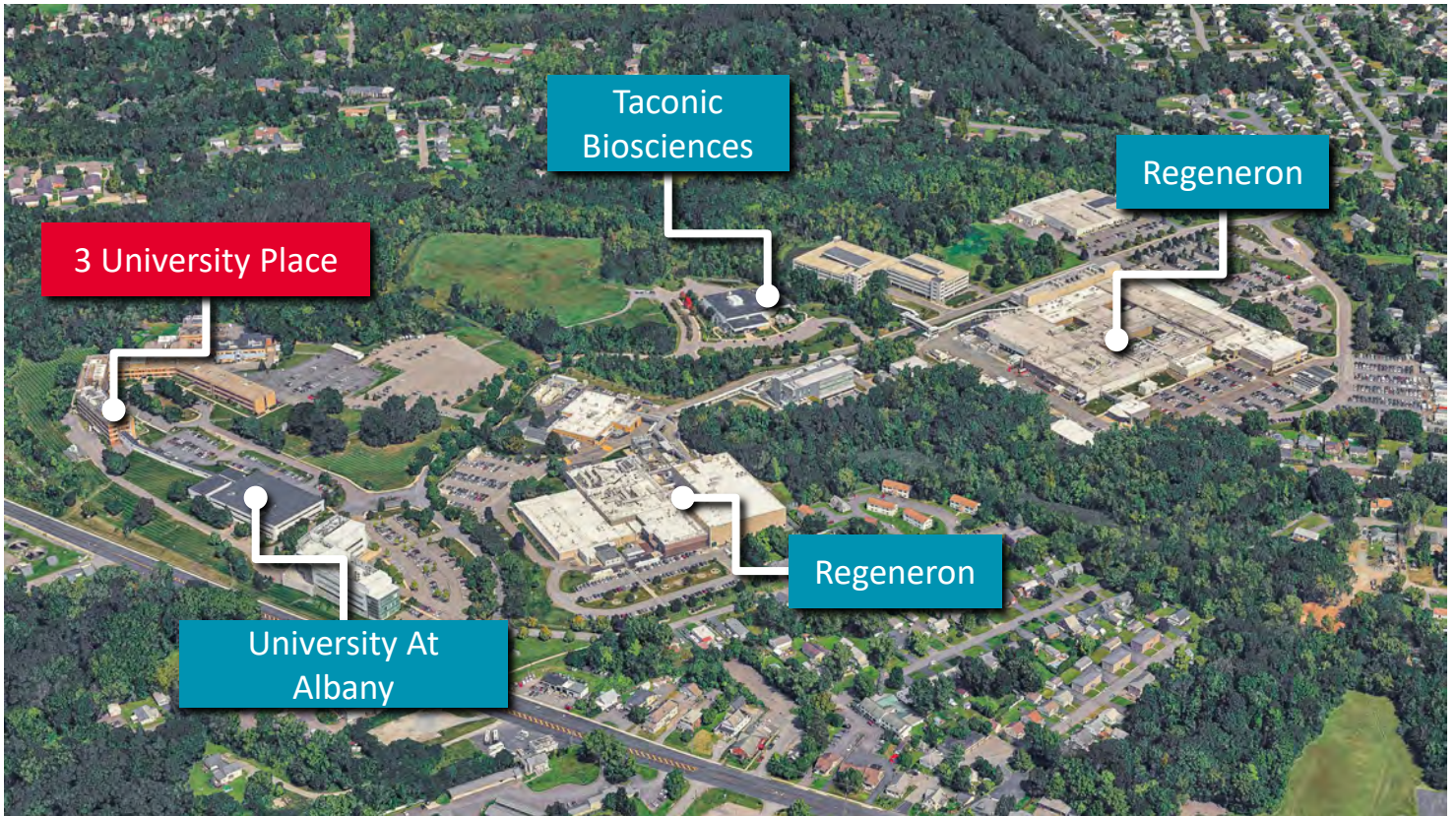
Address	3 University Place, Rensselaer, NY	Fire Protection	No Sprinklers
Year Built	1957	Electrical	800 Amp
Available SF	31,752± SF	Dock Doors	1 Overhead Door
Construction	Steel & Masonry	Drive-ins	No
Office Area	Suites Vary	Zoning	IND
Clear Height	9-12'	Floors	3
Generator	No	Water & Sewer	Municipal
Security	Building System	HVAC	Steam Chiller Plant
Telecommunications	Verizon	Utility Providers	National Grid (Electric & Gas)

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For additional information, please contact:



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