



Available Spaces

SUITE 150

2,566 RSF
2,196 USF

Corner space at Fulton & 3rd St.
9' to 17' ceiling heights
Floor to ceiling windows
(1) Glass office

SUITE 180

2,770 RSF
2,400 USF

9' to 13' ceiling heights
(2) Bay windows/alcoves
Backroom storage

PLUS SHARED

- Kitchenette
 - Men's & Women's bathrooms
- 870 SF of additional backroom storage is also available to lease

Troy's Frear Building The City's Historic Gem

Located at the entrance of the historic district stands Frear's Troy Cash Bazaar, built in 1887. Originally a four-story department store, it has been renovated into an elegant office building that houses the region's top companies, organizations, and fast-growing entrepreneurs. It is considered a prestigious address that companies are proud to showcase.

Price

\$15.25 per SF
modified gross lease,
includes utilities



For more information

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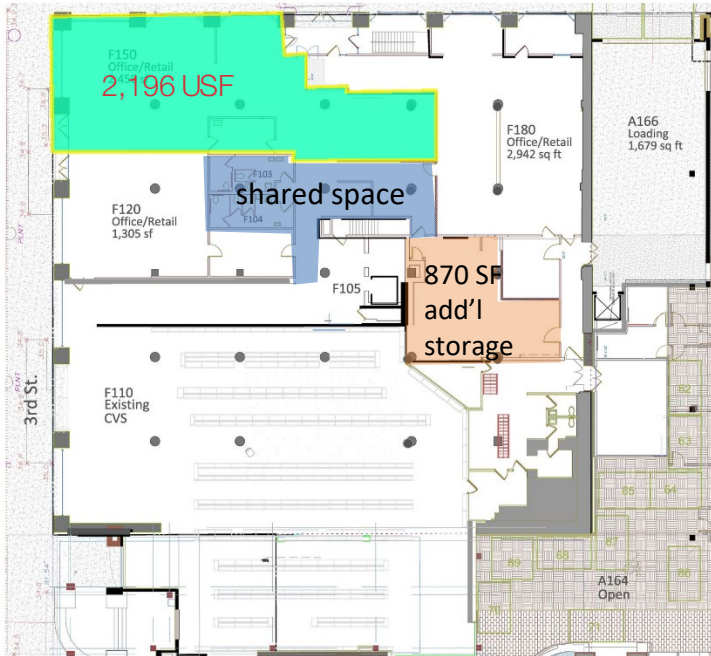
14 Corporate Woods Boulevard

Albany, NY 12211

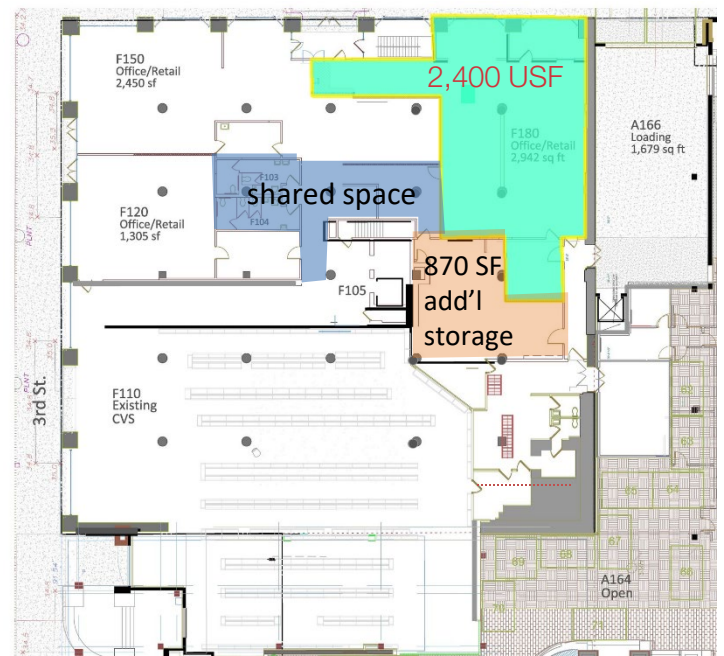
518 465 1400

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SUITE 150



SUITE 180



Historic Downtown Troy – A Vibrant Connected Community

Downtown Troy is well-known for its lively arts scene, historic architecture, and vibrant community, providing a unique and welcoming environment for businesses. The area boasts a variety of shops, restaurants, and cultural attractions, making it a popular destination for both locals and tourists, which translates into a steady flow of potential customers. Moreover, the city's dedication to revitalization and support for small businesses makes it an attractive place for established businesses and entrepreneurs to thrive in a dynamic urban setting.



NAI Platform

2 3rd Street

Troy, NY 12180

For Lease
1,158 – 2,430 SF
Office Space



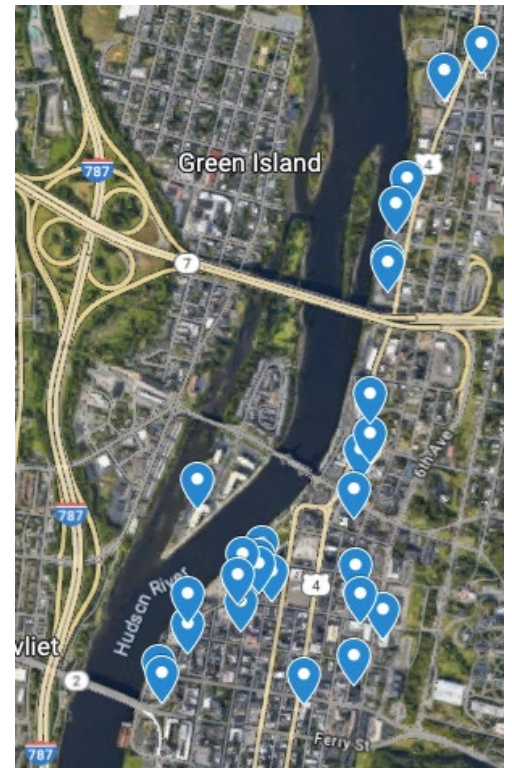
New apartment developments in downtown Troy have led to a transformation of the area's demographics, bringing in younger, higher-income residents and contributing to a vibrant cultural scene.

The construction of new apartment buildings has led to an increase in the population density of downtown Troy. More people are now living in the area, which has brought changes to the demographics.

Many of the new residents are younger professionals, including students and recent graduates. This influx of younger residents has contributed to a shift in the age demographics of the area.

These new market rate apartments often cater to higher-income individuals, leading to an increase in the average income level of downtown Troy residents. This has also influenced the types of businesses and services available in the area.

With a more diverse population moving into downtown Troy, there has been a growth in cultural activities, including art galleries, music venues, and restaurants catering to a variety of tastes and preferences.



Within the last few years 2,128
NEW apartments have been
created or are in development.

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