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Property Profile



1450 Western Avenue

For a business address with the right combination of location and prestige, consider 1450 Western Avenue. Located strategically near I-87 and I-90, it is minutes from shopping, restaurants and residential neighborhoods. A five-story steel and glass curtainwall is a striking exterior feature. 25,000 square feet of office space on each floor accommodates a variety of floor plans. Recent renovations include installation of new lighting and HVAC systems. 1450 Western Avenue provides a full-time superintendent on site as well as ample parking in beautifully landscaped, well-lit adjacent parking areas.

Location	Town of Guilderland, Albany County, NY
Access/Street Improvements	Strategically located near Interstate 87 and Interstate 90
Utilities	All utilities – gas, electric, water and sewer
Parking	Available

Design/Construction Details

Year Built	1978
Gross Building Area	125,000 square feet
Building Height	5 stories
Average Floor Plate	26,000 square feet
HVAC System	Multi-zone air handling unit with perimeter fan coil
Elevator Service	2 passenger, 1 freight
Fire Protection Service	Fully sprinklered
Security	Card access system
After Hours HVAC Controls	EMS system



Property Floor Plan

1450 Western Avenue

Albany, NY 12211

FIVE FLOORS

NO SPACE AVAILABLE

