



**Brokers**

William Picotte  
 518.465.4747  
 wpicotte@picotte.com

**Tenants**

Joe Miller  
 518.465.4747  
 jmiller@picotte.com

**Prospects**

Nancy Carey Cassidy  
 518.465.4747  
 ncareycassidy@picotte.com

William Picotte  
 518.465.4747  
 wpicotte@picotte.com

## Property Profile



### 55 Elk Street

Located in the heart of New York's Capitol, 55 Elk Street offers a unique combination of first class office space and maximum convenience. This recently renovated three story building is located within easy walking distance of the State Capitol, The Empire State Plaza, City Hall and state and local courthouses. The 16,000 square foot floor plates allow for efficient design and flexibility for custom office layouts.

Location	City of Albany, Albany County, NY
Access/Street Improvements	Located within easy walking distance of the State Capitol, the Empire State Plaza, City Hall and state and local courthouses.
Utilities	All utilities – gas, electric, water and sewer
Parking	Available

#### Design/Construction Details

Year Built	1962 - renovated in 2008
Gross Building Area	48,000 square feet
Building Height	3 stories
Average Floor Plate	16,000 square feet
HVAC System	Multi-zone air handling unit with perimeter fan coil
Elevator Service	1 passenger
Fire Protection Service	Fire and smoke detector service
Security	Card access system
After Hours HVAC Controls	EMS system



# Property Floor Plan

55 Elk Street

Albany, NY 12211

**THIRD FLOOR**

**6,768 RENTABLE SQ. FT.**

