

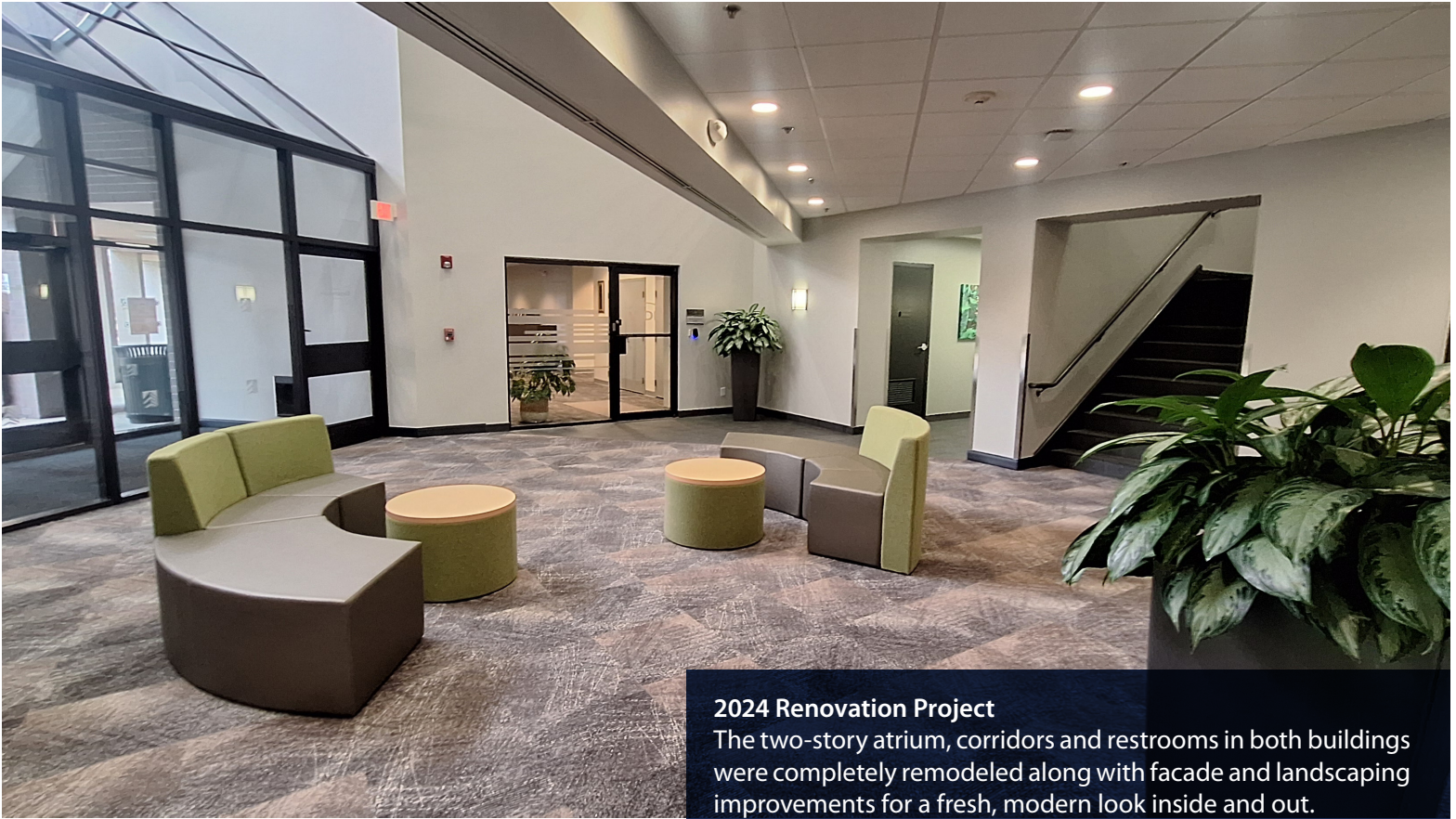


1 & 2 Winners Circle

These twin buildings with colonnades overlooking a common courtyard are centrally located just blocks from Interstate 87 and Wolf Road, one of the region's prime lodging, shopping, and dining destinations offering over 55 restaurants. Combined with abundant onsite parking, 1 and 2 Winners Circle are ideal for commuters and clients alike.

ADDRESS	1 / 2 Winners Circle, Albany, NY 12205	MUNICIPALITY	Town of Colonie
YEAR BUILT	1983	LAST RENOVATED	2024
RENTAL RATE	± \$19 - 22 per sqft	PARKING	4 Spaces per 1,000 sqft leased
1 WINNERS SIZE	50,831 sqft	ELECTRIC	Premises – Separately metered by utility
2 WINNERS SIZE	48,003 sqft		Common – Tenants pay net share
HVAC	Rooftop Units	SIGNAGE	Exterior, lobby, directional and suite signage
HOURS	24x7 access, Doors and HVAC 7am-6pm	JANITORIAL	Premises and Common Area included
BUILDING HEIGHT	2 Stories		





2024 Renovation Project

The two-story atrium, corridors and restrooms in both buildings were completely remodeled along with facade and landscaping improvements for a fresh, modern look inside and out.



Building Amenities

- Abundant onsite tenant and visitor parking
- Showers
- Electric vehicle charging
- Electronic building access
- IP security camera system
- Courtyard picnic area
- Grilling station



Location Benefits

- Shopping, dining, hospitality
- Albany International Airport
- The Crossings Park
- CDTA #117 bus line and Flex on-demand transit service
- Exit 4, Interstate 87



Services

- On-site maintenance
- Fully diverse fiber optic to the building from multiple providers
- Dry cleaning delivery/pickup
- Free annual electronics recycling
- Tenant appreciation events
- Online tenant portal



"Rosenblum did a great job helping us identify our needs and ensuring we had offices that supported the look and feel we wanted to present. We appreciate the added tools of the tenant portal for efficient service and the eco-friendly touches (like the EV chargers)."

- Joanmarie Dowling
Dowling Law



2 WINNERS CIRCLE ALBANY, NY

2ND FLOOR
SUITE 202

7,564 SQFT



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