



1 & 2 Winners Circle

Located adjacent to Wolf Road, just blocks from major Interstate 87 and only two miles from Albany International Airport, 1 & 2 Winners Circle is ideal for clients and commuters alike.

ADDRESS	1 & 2 Winners Circle, Albany, NY 12205	MUNICIPALITY	Town of Colonie
YEAR BUILT	1983	LAST RENOVATED	2016
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 Common – Tenants pay net share
2 WINNERS SIZE	48,003 sqft	SIGNAGE	Exterior, lobby, directional and suite signage
HVAC	Rooftop Units	JANITORIAL	Premises and Common Area included
HOURS	24x7 access, Doors and HVAC 7am-6pm		
BUILDING HEIGHT	2 Stories		



1 and 2 Winners Circle are walkable to Wolf Road, the region’s most prominent hospitality and shopping corridor. Wolf Road is home to numerous hotels, over 55 local and chain restaurants, the region's second largest shopping mall, Colonie Center, and The Crossings, a sprawling park that includes an arboretum, woodland trails, and conference space.



The shaded central courtyard with updated landscaping and grilling station is a favorite gathering spot for tenants.



Building Amenities

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



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



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

"...They paid close attention to detail, portrayed a high level of professionalism, and ensured all of our needs were met. The Honeywell Law Firm team is pleased to give Rosenblum Companies a 5-star rating!"

– Jeffrey Honeywell
The Honeywell Law Firm
187 Wolf Road

