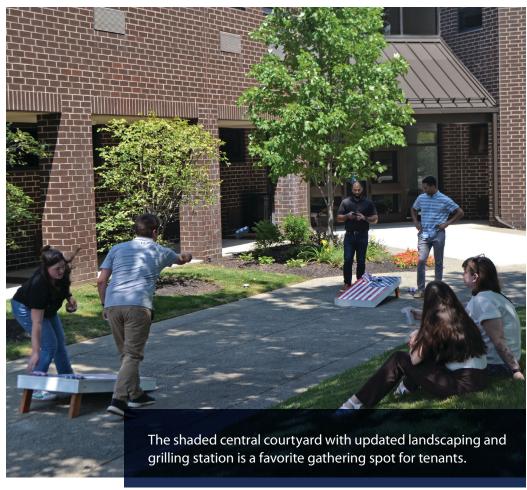


ADDRESS	1 & 2 Winners Circle, Albany, NY 12205	MUNICIPALITY	Town of Colonie
YEAR BUILT	1983	LAST RENOVATED	2016
RENTAL RATE	± \$19 - 22 per sqft	PARKING	4 Spaces per 1,000 sqft leased
1 WINNERS SIZE	50,831 sqft	ELECTRIC	Premises – Separately metered by utility
2 WINNERS SIZE	48,003 sqft		Common – Tenants 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		



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.







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



