

100 Great Oaks

First-class amenities, upscale finishes, sustainable systems and impeccable maintenance in a natural, park-like setting with immediate access to Interstates 87 and 90, regional commuter routes, restaurants and hospitality.

ADDRESS	100 Great Oaks Blvd, Albany, NY 12203	MUNICIPALITY	Town of Guilderland
YEAR BUILT	1991	LAST RENOVATED	2016
RENTAL RATE	± \$23 - 27 per sqft	PARKING	4 Spaces per 1,000 sqft leased
SIZE	90,000 sqft	BUILDING HEIGHT	3 Stories
HVAC	Rooftop Units	SIGNAGE	Exterior, lobby, directional and suite signage
HOURS	24x7 access, Doors and HVAC 7am-6pm	JANITORIAL	Premises and Common Area included
ELECTRIC	Premises and Common Area Included		



Great Oaks Office Park is centrally located along the Western Avenue/New York Route 20 arterial in Guilderland, just outside Albany, and borders the New York State Thruway. This park-like seventeen-acre property provides unmatched access to commuter routes, regional business centers and some of the region's top retail, dining, and hospitality including Stuyvesant Plaza and the region's largest shopping center, Crossgates Mall.

The three ENERGY STAR certified buildings at Great Oaks Office Park have received "The Office Building of the Year Earth Award" from the Capital Region Building Owners and Managers Association (BOMA), as well as a "Green Award" from the Town of Guilderland.





Tenants of Great Oaks Office Park enjoy numerous services including appreciation events like our Ice Cream Social and discounted rates for first-class meeting rooms with conference technology at Hone Coworks, located on the first floor of Building 300.



Building Amenities

- Abundant onsite tenant and visitor parking
- Showers
- Electric vehicle charging
- Electronic building access
- IP security camera system
- Storage for lease on lower level
- 2/3-mile groomed jogging path and shaded picnic areas



Location Benefits

- Shopping, dining, hospitality
- Albany International Airport
- SUNY, University at Albany
- CDTA #10 bus line and Flex on-demand transit service
- One block from on-ramp to Interstates 90 and 87



Services

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

"The location of the buildings and upkeep of the properties creates a garden-like feeling and presents well for any business concerned with attention to detail."

– Dr. Christopher Maestro
Maestro Dental Wellness
200 Great Oaks

