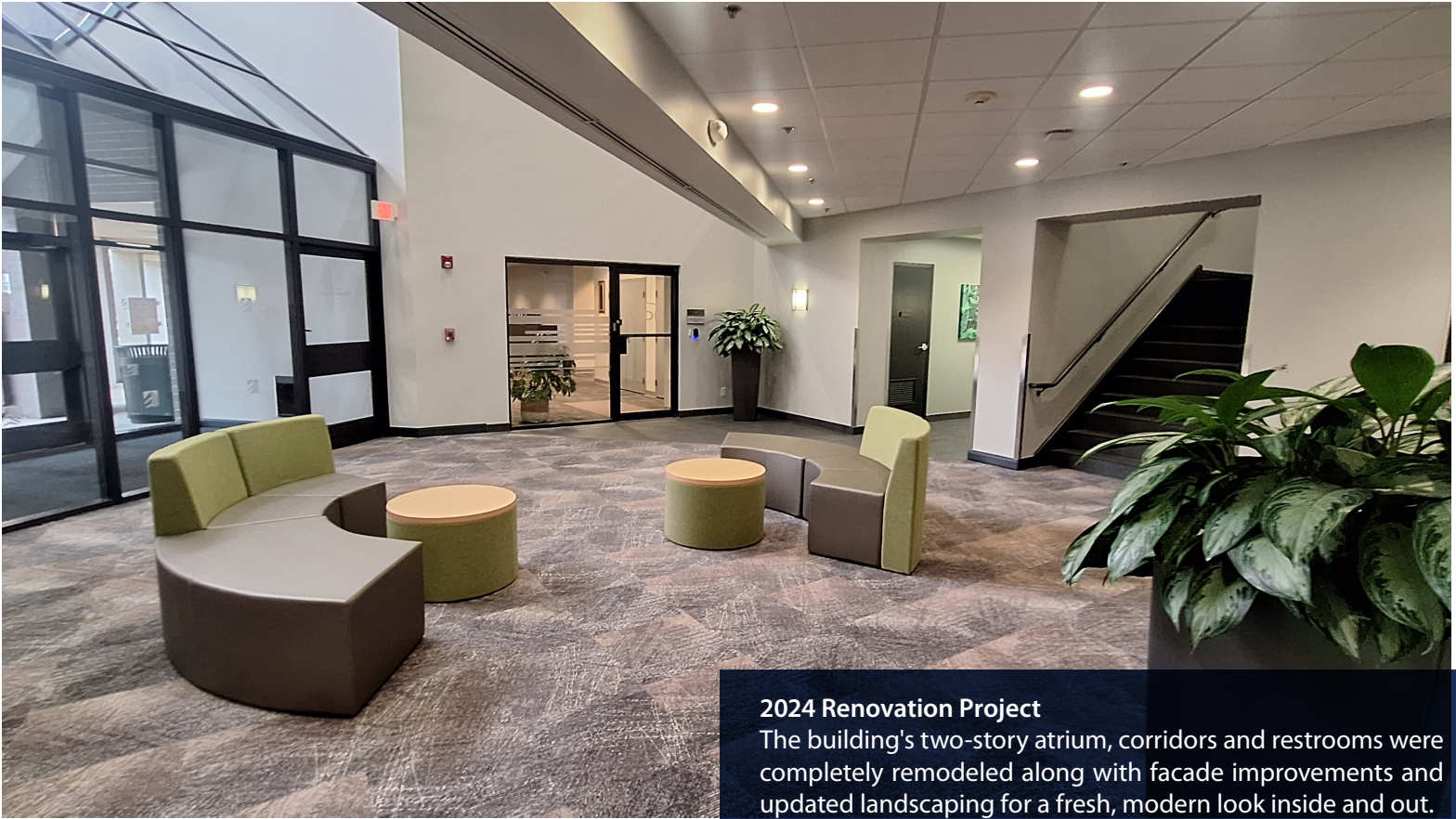


## 1 & 2 Winners Circle

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.

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





### 2024 Renovation Project

The building's two-story atrium, corridors and restrooms were completely remodeled along with facade improvements and updated landscaping 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



# 1 WINNERS CIRCLE ALBANY, NY

2<sup>ND</sup> FLOOR  
SUITE 202

1,934 SQFT

 **ROSENBLUM**  
BETTER SPACES

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