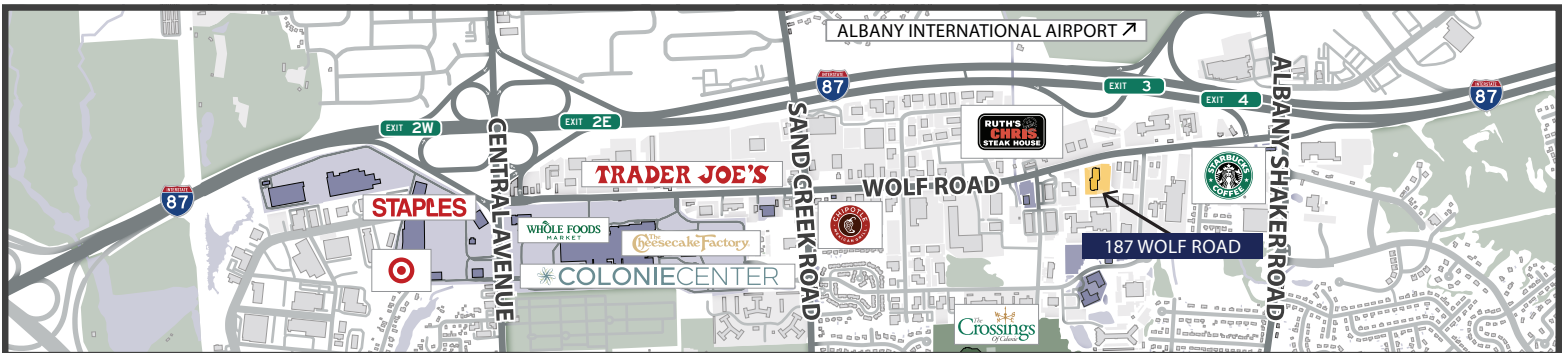


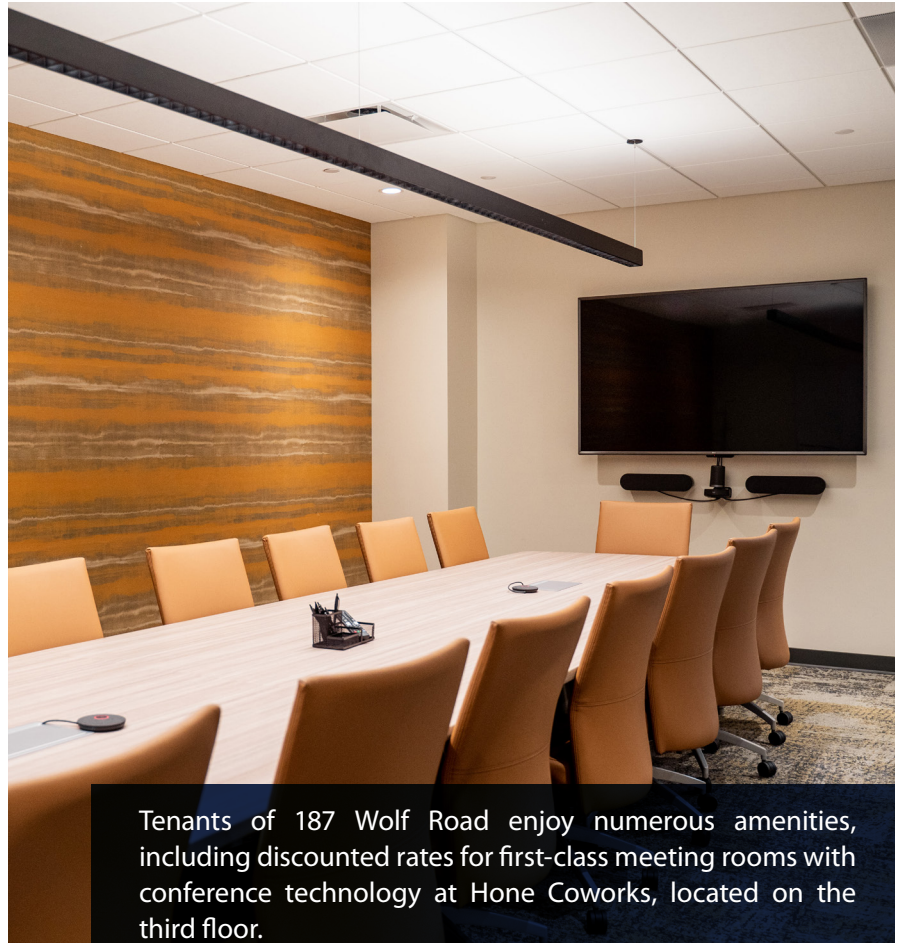


## 187 Wolf Road

Located on Wolf Road, just blocks from Interstate 87 and only two miles from Albany International Airport, 187 Wolf Road is ideal for clients and commuters alike.

<b>ADDRESS</b>	187 Wolf Road, Albany, NY 12205	<b>MUNICIPALITY</b>	Town of Colonie
<b>YEAR BUILT</b>	1986	<b>LAST RENOVATED</b>	2019
<b>RENTAL RATE</b>	± \$22 - 25 per sqft	<b>PARKING</b>	4 Spaces per 1,000 sqft leased
<b>SIZE</b>	77,487 sqft	<b>BUILDING HEIGHT</b>	3 Stories
<b>HVAC</b>	Water Source Heat Pump	<b>SIGNAGE</b>	Exterior, lobby, directional and suite signage
<b>HOURS</b>	24x7 access, Doors and HVAC 7am-6pm	<b>ELECTRIC</b>	Premises – Separately metered by utility Common – Tenants pay net share
<b>JANITORIAL</b>	Premises and Common Area included		





Tenants of 187 Wolf Road enjoy numerous amenities, including discounted rates for first-class meeting rooms with conference technology at Hone Coworks, located on the third floor.



### Building Amenities

- Abundant onsite tenant and visitor parking
- Showers
- Electric vehicle charging
- Electronic building access
- IP security camera system
- Loading dock



### 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



# 187 WOLF ROAD ALBANY, NY

1<sup>ST</sup> FLOOR  
SUITE 101

5,806 SQFT

 **ROSENBLUM**  
BETTER SPACES

300 Great Oaks Blvd.  
Suite 310  
Albany, NY 12203

[rosenblumcompanies.com](http://rosenblumcompanies.com)



@RosenblumCompanies

