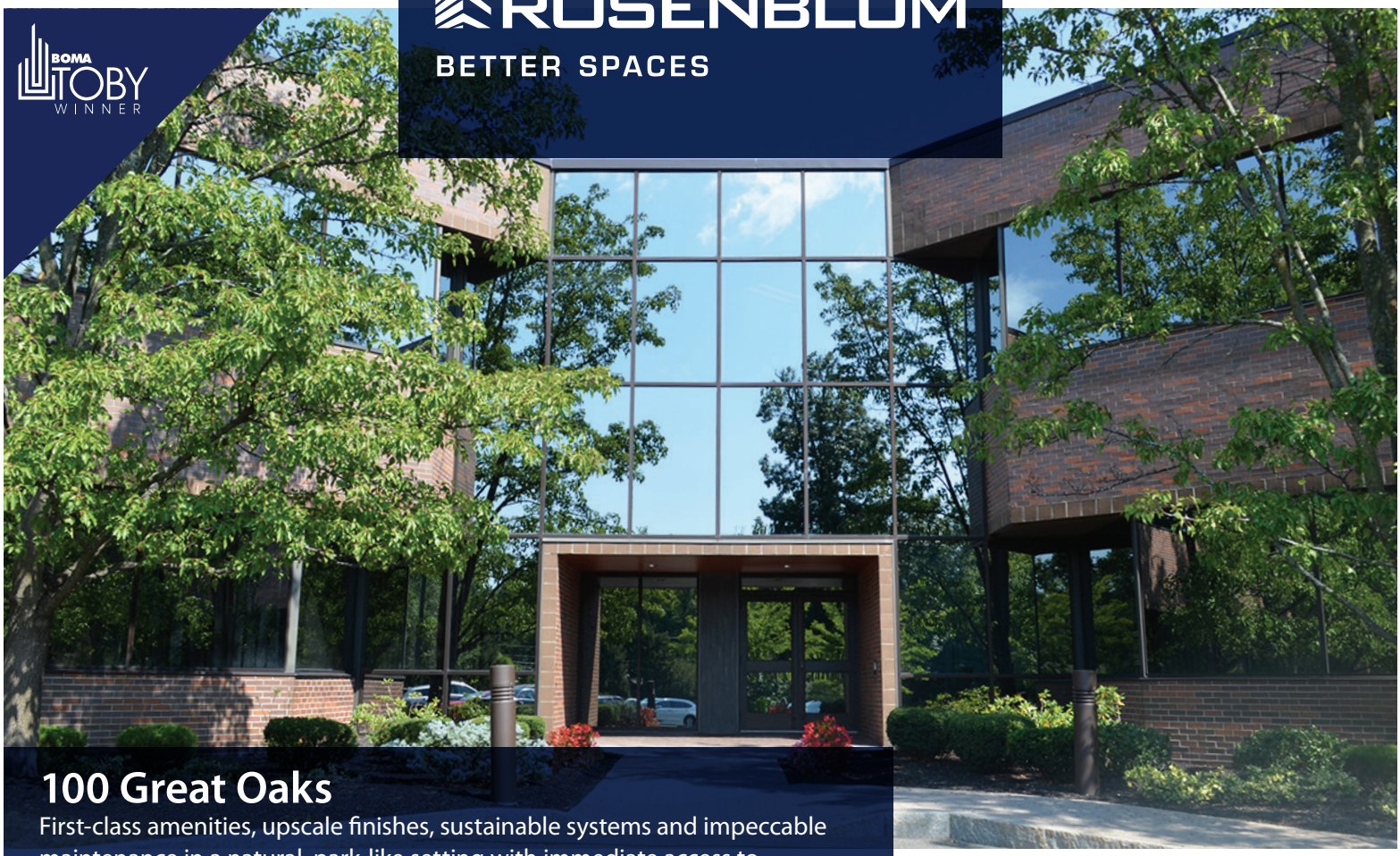
ROSENBLUM
BETTER SPACES

BOMA TOBY WINNER



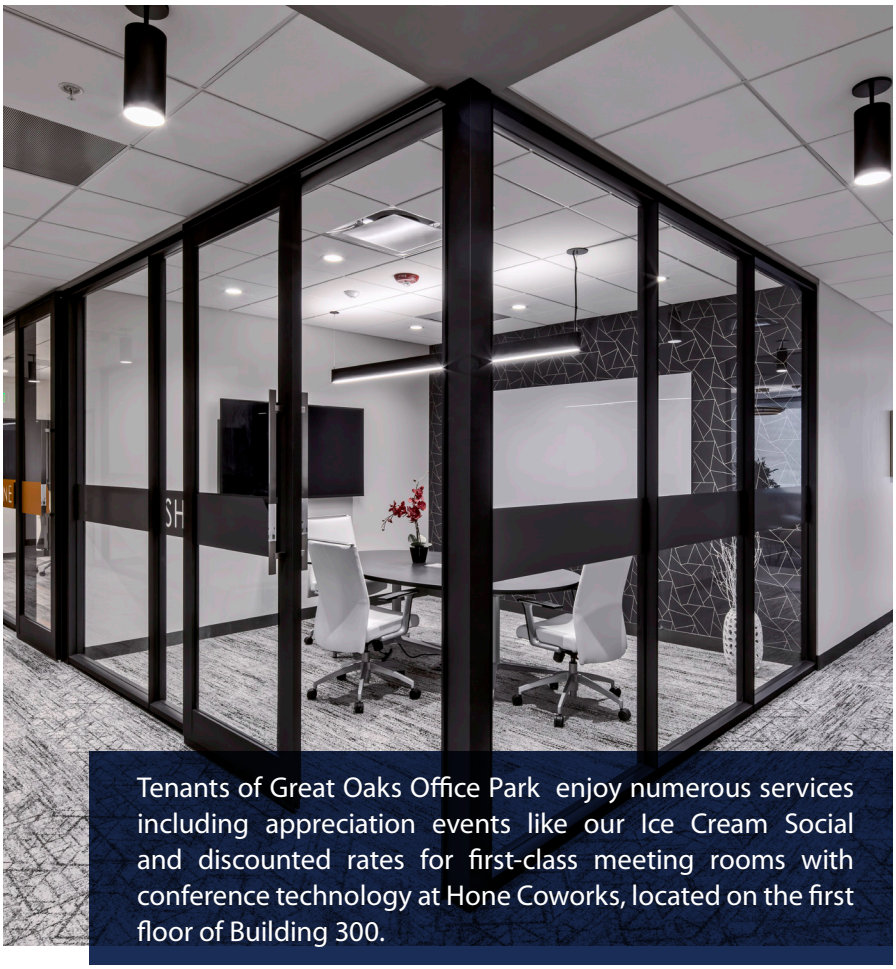
100 Great Oaks

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		

ENERGY STAR

100 Great Oaks Boulevard is ENERGY STAR® certified. Commercial buildings that earn EPA's ENERGY STAR are verified to perform in the top 25 percent of similar facilities nationwide for energy efficiency. They use less energy that typical buildings and are responsible for fewer greenhouse gas emissions.



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

★★★★★

Google

"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

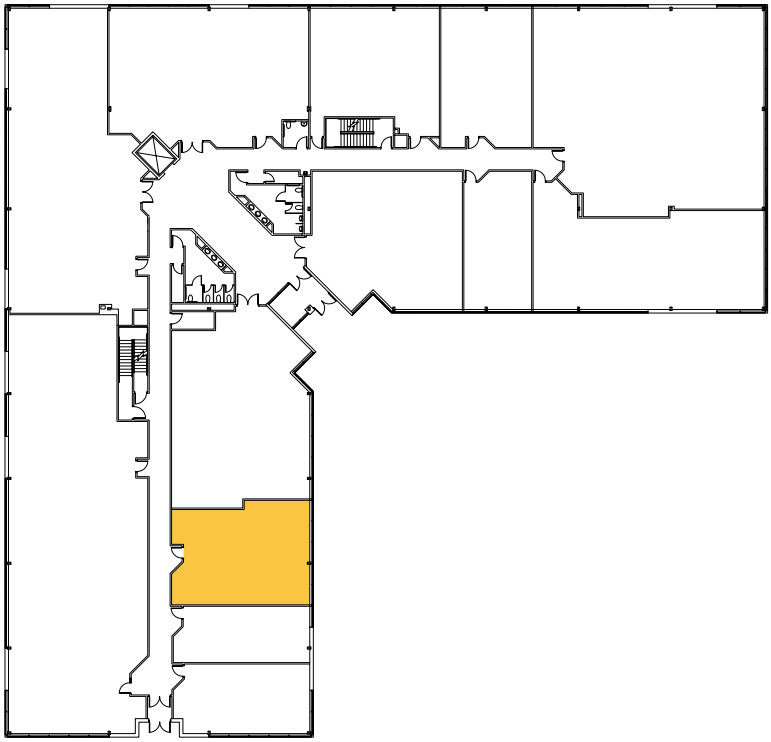
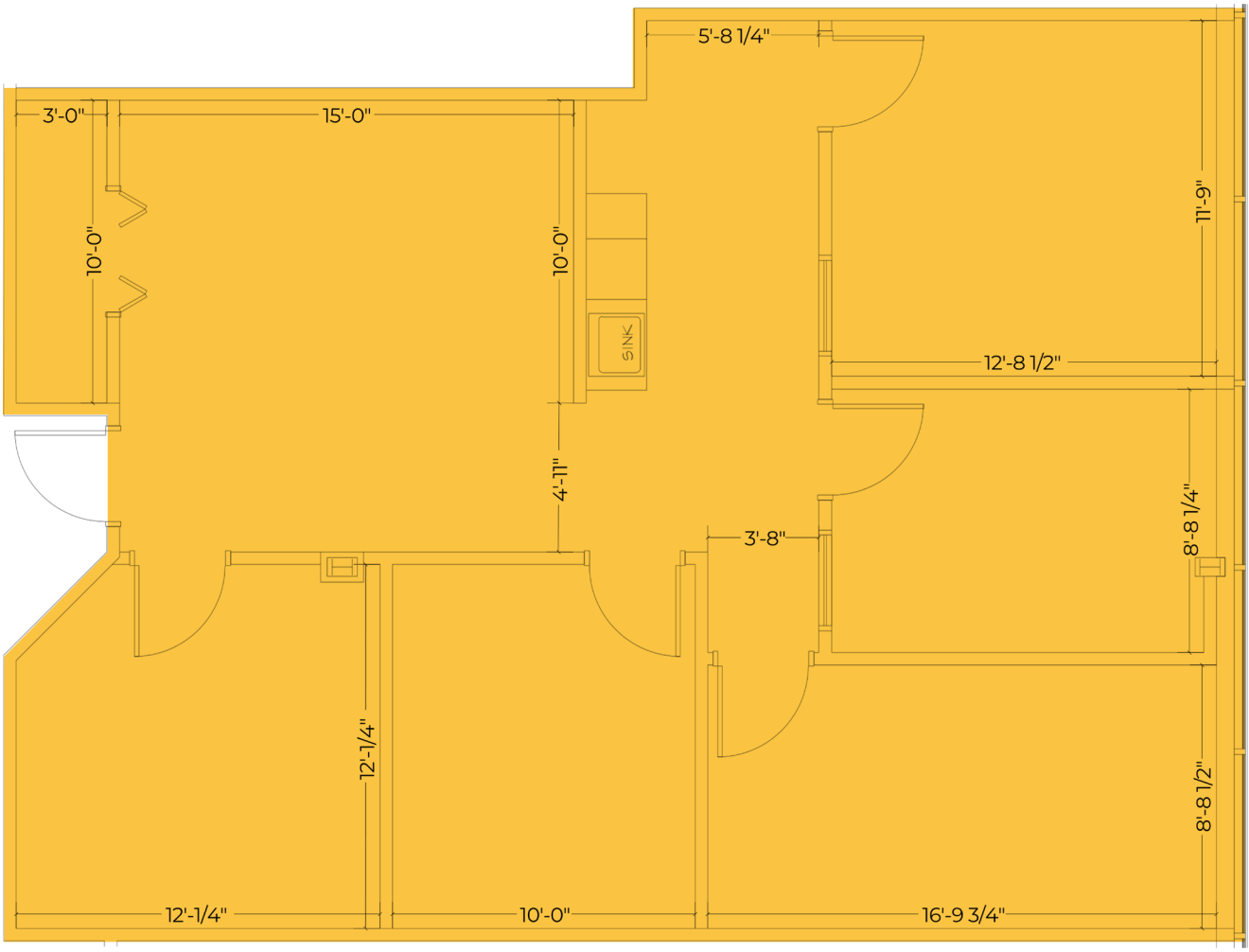
100 GREAT OAKS
ALBANY, NY

1ST FLOOR
SUITE 110A

1,361 SQFT

ROSENBLUM
BETTER SPACES

300 Great Oaks Blvd.
Suite 310
Albany, NY 12203

rosenblumcompanies.com

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