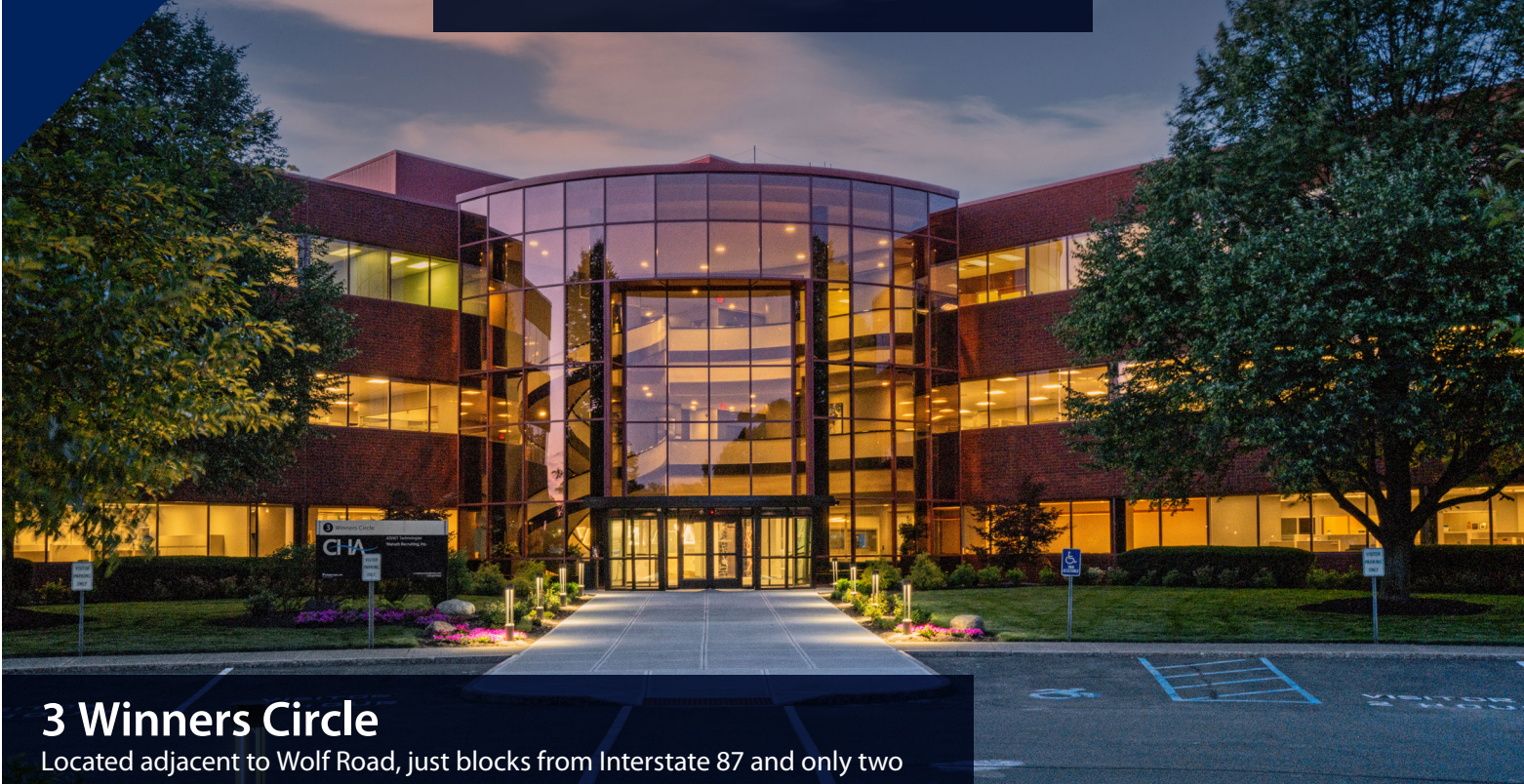




ROSENBLUM

BETTER SPACES



3 Winners Circle

Located adjacent to Wolf Road, just blocks from Interstate 87 and only two miles from Albany International Airport, 3 Winners Circle is ideal for clients and commuters alike.

ADDRESS	3 Winners Circle, Albany, NY 12205	MUNICIPALITY	Town of Colonie
YEAR BUILT	1988	LAST RENOVATED	2021
RENTAL RATE	± \$26 per sqft	PARKING	4 Spaces per 1,000 sqft leased
SIZE	88,493 sqft	BUILDING HEIGHT	3 Stories
HVAC	Water Source Heat Pump	SIGNAGE	Exterior, lobby, directional and suite signage
HOURS	24x7 access, Doors and HVAC 7am-6pm	ELECTRIC	Premises – Separately metered by utility Common – Tenants pay net share
JANITORIAL	Premises and Common Area included		



3 Winners Circle 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 than typical buildings and are responsible for fewer greenhouse gas emissions.





Comprehensive renovations in 2021 included a remodel of the building's three-story atrium, lobbies, restrooms and landscaping, as well as energy efficiency improvements.



Building Amenities

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



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

- 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



3 WINNERS CIRCLE ALBANY, NY

3RD FLOOR
SUITE 300

6,070 SQFT



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Suite 310
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