



# 1450 Western Avenue

Town of Guilderland · Albany, New York · 12203

## Property Details

|                           |  |
|---------------------------|--|
| Location                  | Town of Guilderland, Albany County, NY |
| Year Built                | 1978                                   |
| Average Floor Plate       | 26,000 square feet                     |
| HVAC System               | Multi-zone unit system                 |
| Telecommunications        | Multiple fiber optic providers         |
| Parking                   | Ample parking included in rent         |
| Elevator                  | 2 passenger, 1 freight                 |
| Fire Protection Service   | Sprinkler system                       |
| Security                  | Card access system                     |
| Loading Dock              | 1 Bay loading dock                     |
| After Hours HVAC Controls | EMS System                             |
| Specialties               | Café on premises                       |

**ENERGY STAR**  
Certified



For a business address with the right combination of location and prestige, consider 1450 Western Avenue. Located strategically near I-87 and I-90, it is minutes from shopping, restaurants and residential neighborhoods. A five-story steel and glass curtain wall is a striking exterior feature. 26,000 square feet of office space on each floor accommodates a variety of floor plans. Recent renovations include installation of new lighting and HVAC systems. 1450 Western Avenue provides a full-time superintendent on site as well as ample parking in beautifully landscaped, well-lit adjacent parking areas.

### Brokers

**William Picotte**  
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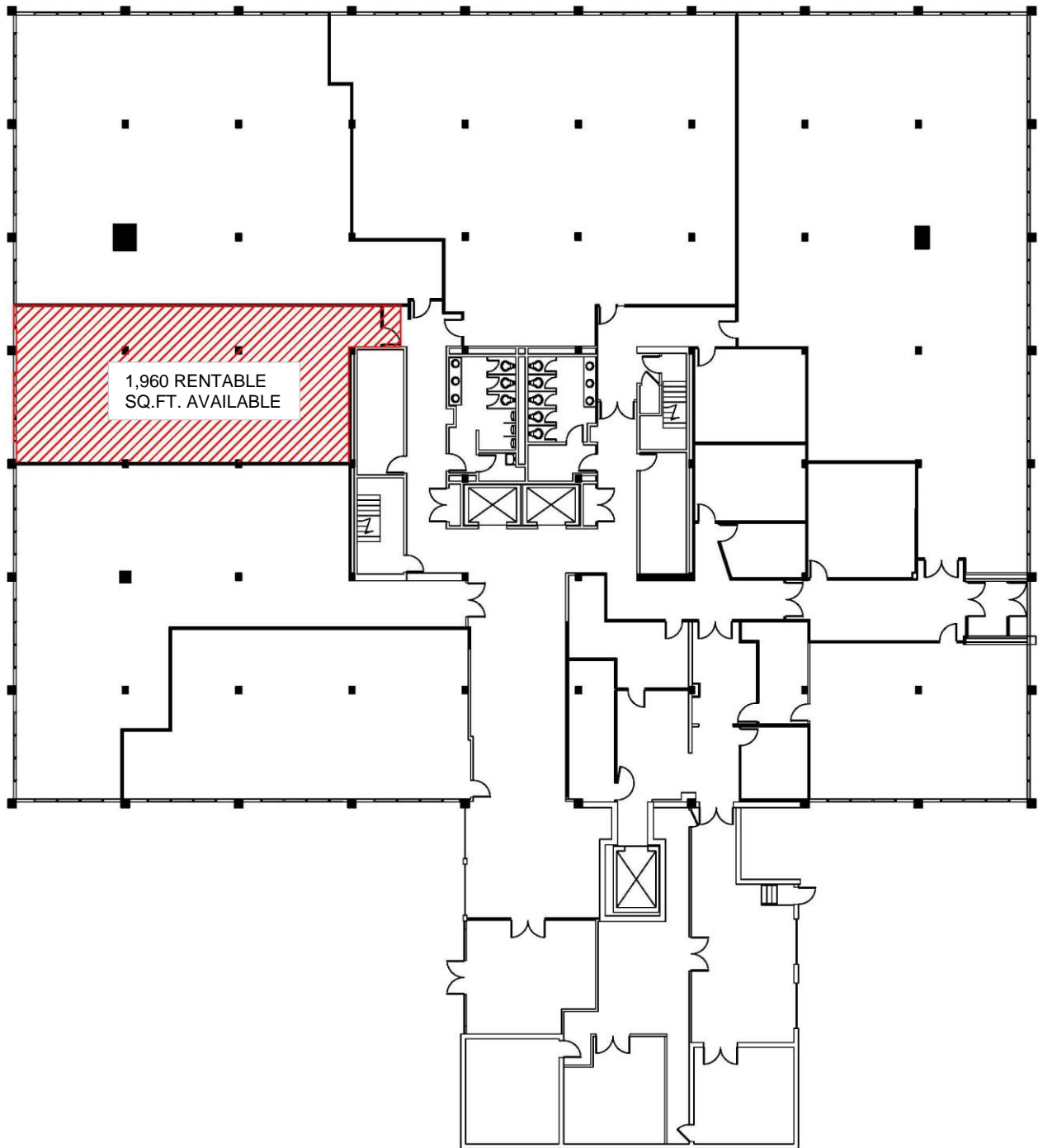
# Property Floor Plan

1450 Western Avenue

Albany, NY 12211

**FIRST FLOOR**

**1,960 RENTABLE SQ. FEET**



# Property Floor Plan

1450 Western Avenue

Albany, NY 12211

**THIRD FLOOR**

**MULTIPLE SPACE AVAILABLE**

