



# 20 Corporate Woods Boulevard

Corporate Woods • Albany, New York • 12211

## Property Details

Location	Town of Colonie, Albany County, NY
Year Built	1986
Average Floor Plate	24,285 square feet
HVAC System	Multi-zone hydronic heat pump system
Telecommunications	Multiple fiber optic providers
Parking	Ample parking included in rent
Elevator	2 passenger, 1 passenger/freight
Fire Protection Service	Full sprinkler system
Security	Card access system for after-hours building access
Loading Dock	1 Raised
After Hours HVAC Controls	Computer controlled EMS system
Dining	Café located on Lower Level
<b>ENERGY STAR</b> Certified	



Built in 1986, 20 Corporate Woods continues to be one the most prestigious office addresses in the Capital Region. The multi-tenant building is further highlighted by the availability of covered parking in an attached two-story garage. A full-time Building Superintendent is on premises to attend to any arising tenant needs.

### Brokers

**William Picotte**  
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**Tim McGuire**  
Tmcguire@picotte.com

**518.465.4747**

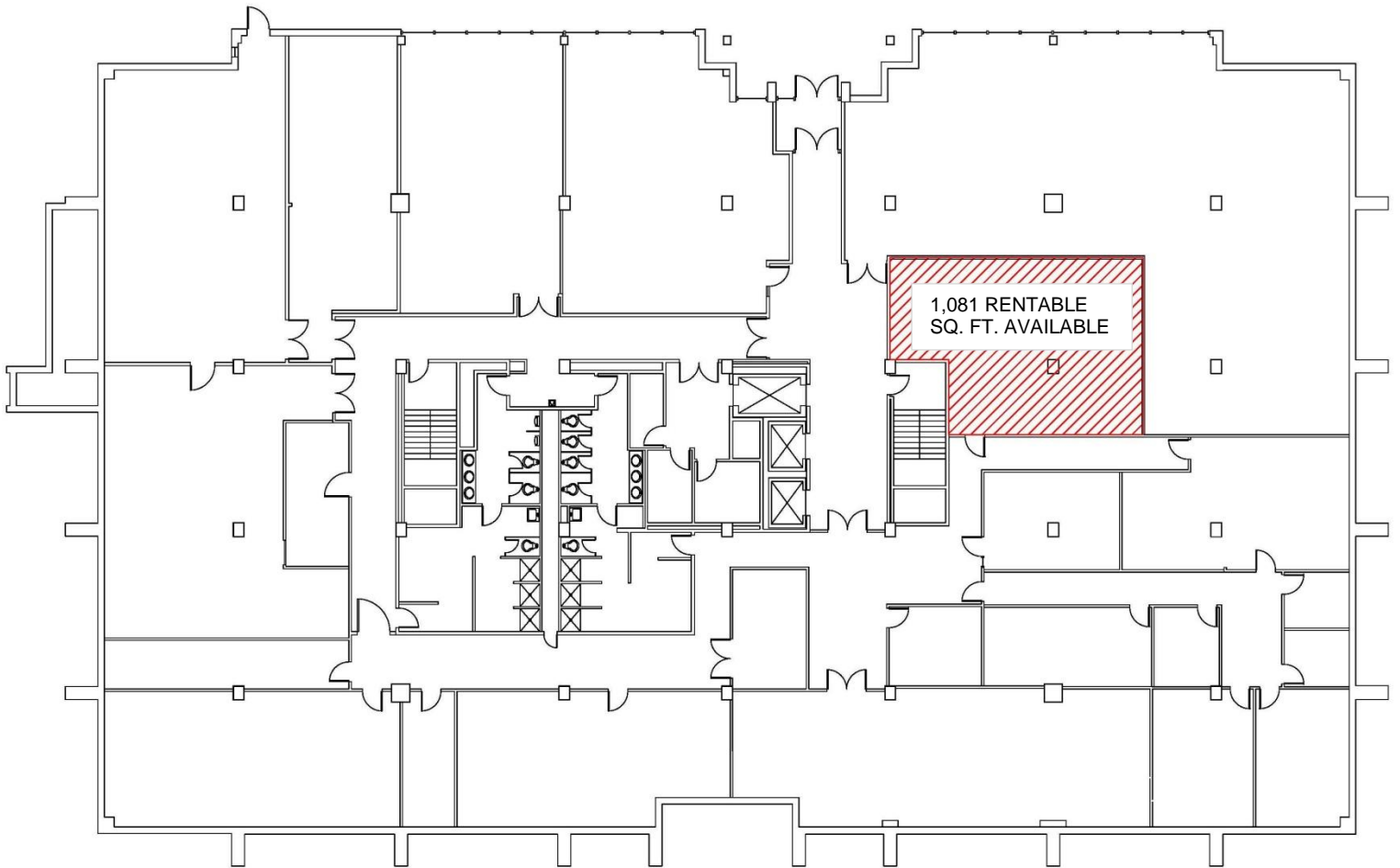
# Property Floor Plan

20 Corporate Woods Blvd.

Albany, NY 12211

**LOWER LEVEL**

**1,081 RENTABLE SQ. FEET**



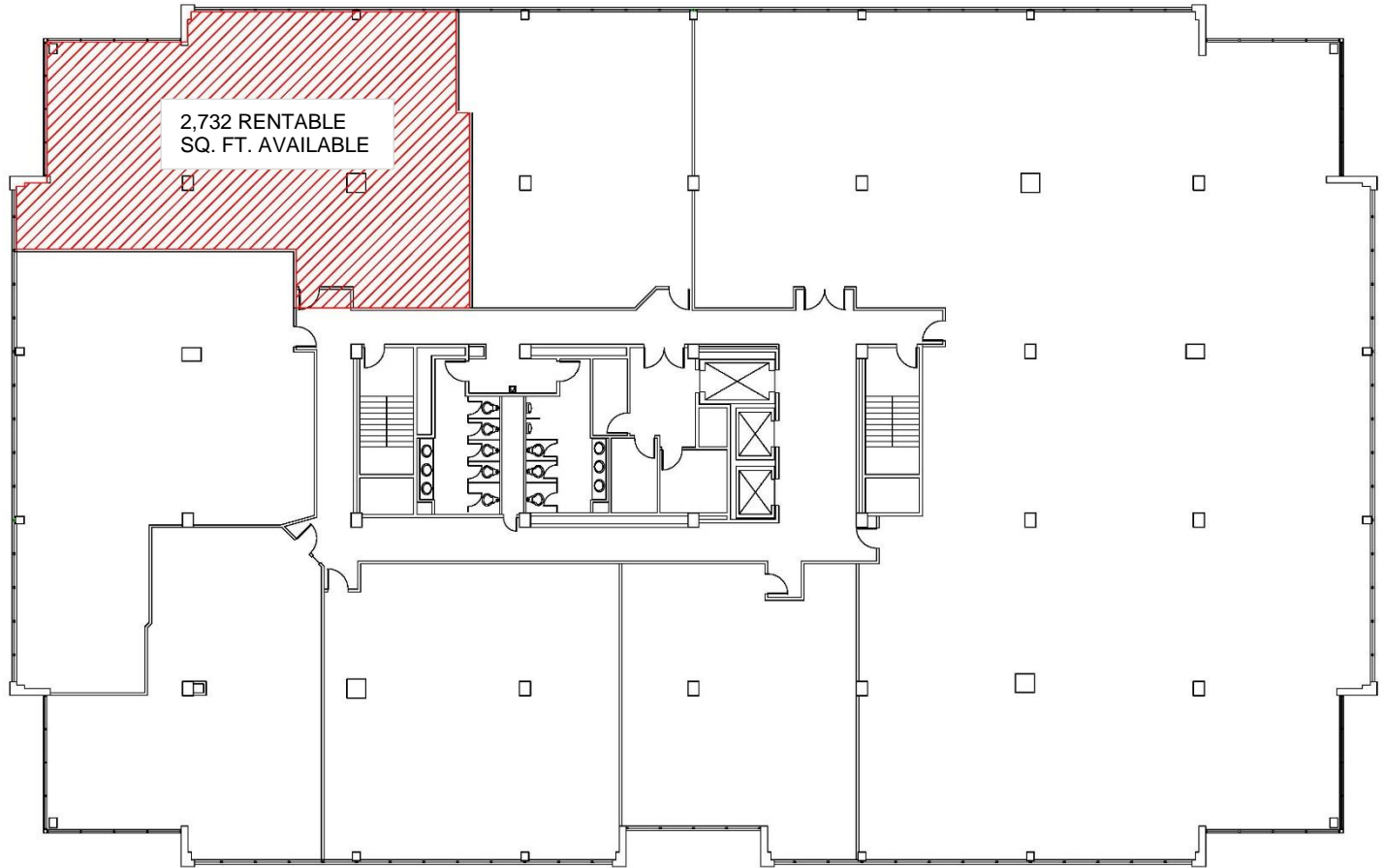
# Property Floor Plan

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**SECOND FLOOR**

**2,732 RENTABLE SQ. FEET**



# Property Floor Plan

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**THIRD FLOOR**

**1,521 RENTABLE SQ. FEET**

