

RIVERVIEW INNOVATION CENTER

325,184± SF
AVAILABLE

**150
Broadway**

Menands, NY 12204



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company



RIVERVIEW INNOVATION CENTER MODERN WORKSPACE

Riverview Innovation Center is a 977,780 SF property that has undergone significant renovations to offer a dynamic blend of office and industrial space. Featuring modern finishes, thoughtfully designed common areas, and premium amenities, the building delivers a workplace environment that enhances productivity and collaboration. With flexible spaces available across eight floors, suites of varying sizes can accommodate a range of business needs and are supported by competitive tenant improvement packages, allowing for customized, build-to-suit solutions. Ideally located with excellent accessibility to Downtown Albany, this property is the perfect setting for businesses seeking a modern, versatile, and strategically positioned workplace.

977,780 SF of unique space

BUILDING HIGHLIGHTS

1 CENTRALLY LOCATED

2 MODERN AMENITIES

3 OFFICE & INDUSTRIAL SPACE

4 BUILDING SIGNAGE

5 ATTRACTIVE TENANT IMPROVEMENT PACKAGES



AMENITIES

1 WALKING TRACK

2 CAFÉ & CONVENIENCE
STORE

3 ON-SITE PARKING &
EV STATIONS

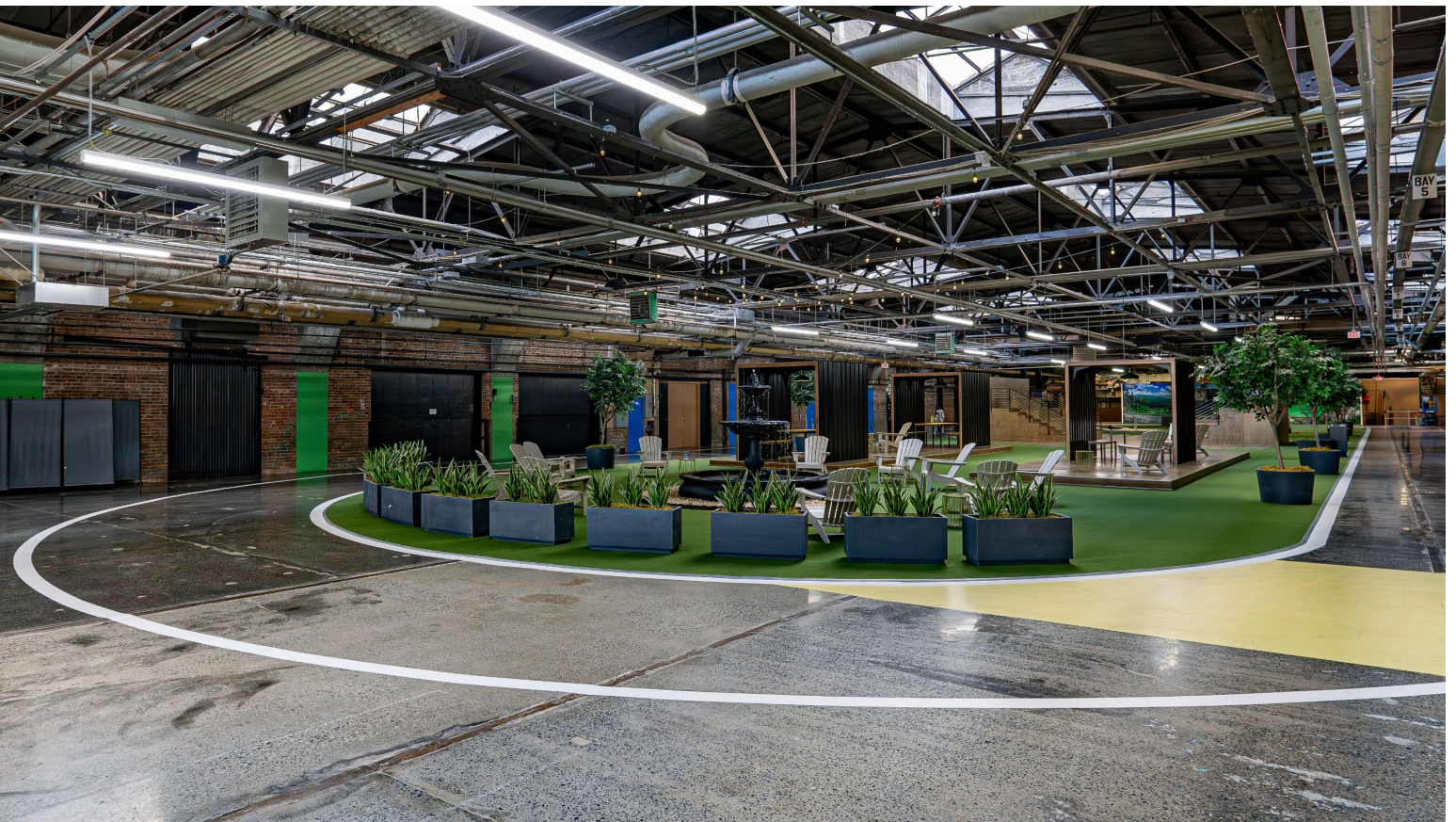
4 FOUNTAIN AREA

5 FIBER OPTIC
INTERNET

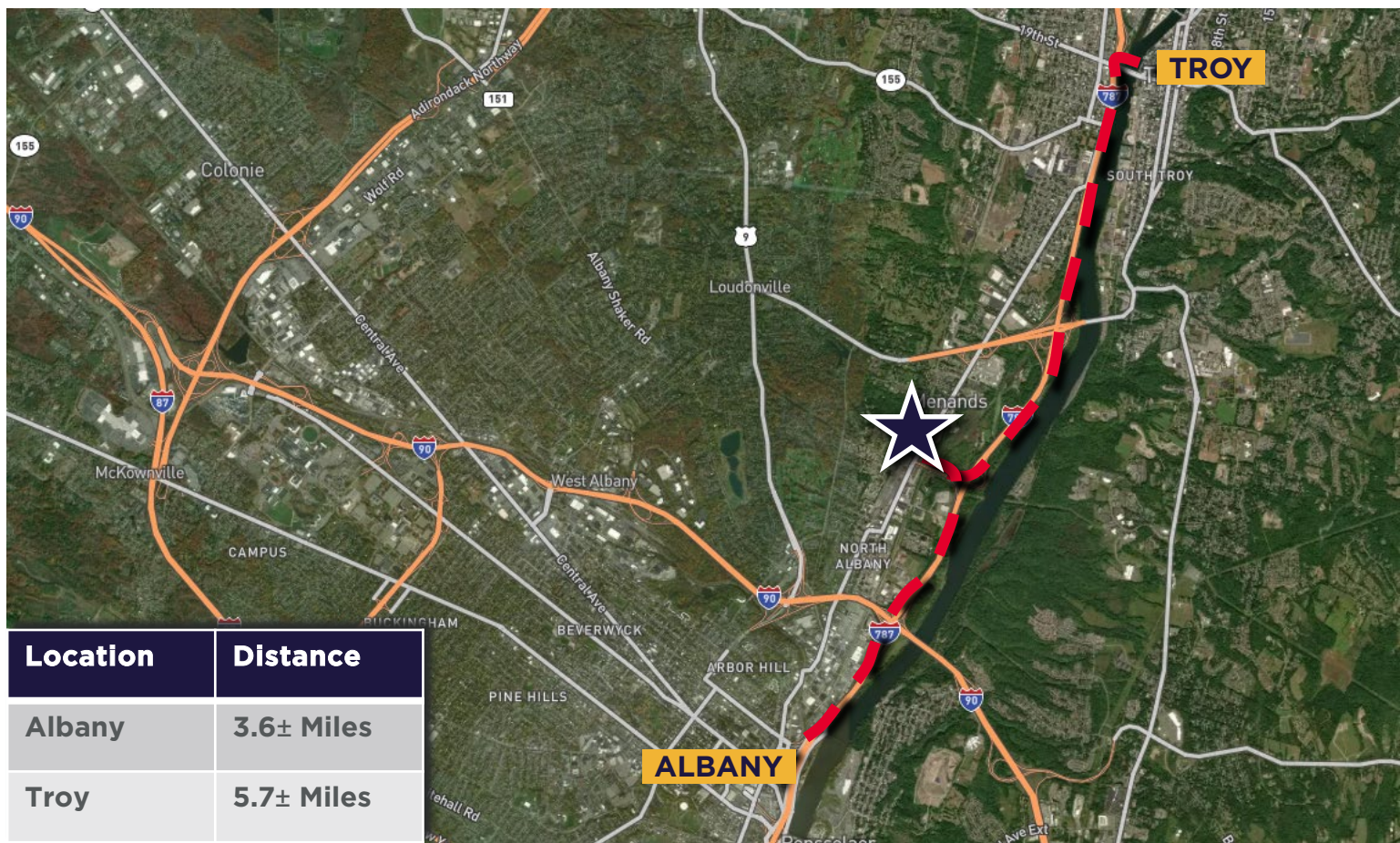
6 FITNESS CENTER

7 BLEACHER SEATING
AREA

8 BOOK NOOK



LOCATION



977,780 SF of unique space

DEMOGRAPHICS (3 Miles)

76,149

POPULATION

\$88,602

AVERAGE HOUSEHOLD
INCOME

75,824

EMPLOYEES

35.7

MEDIAN AGE

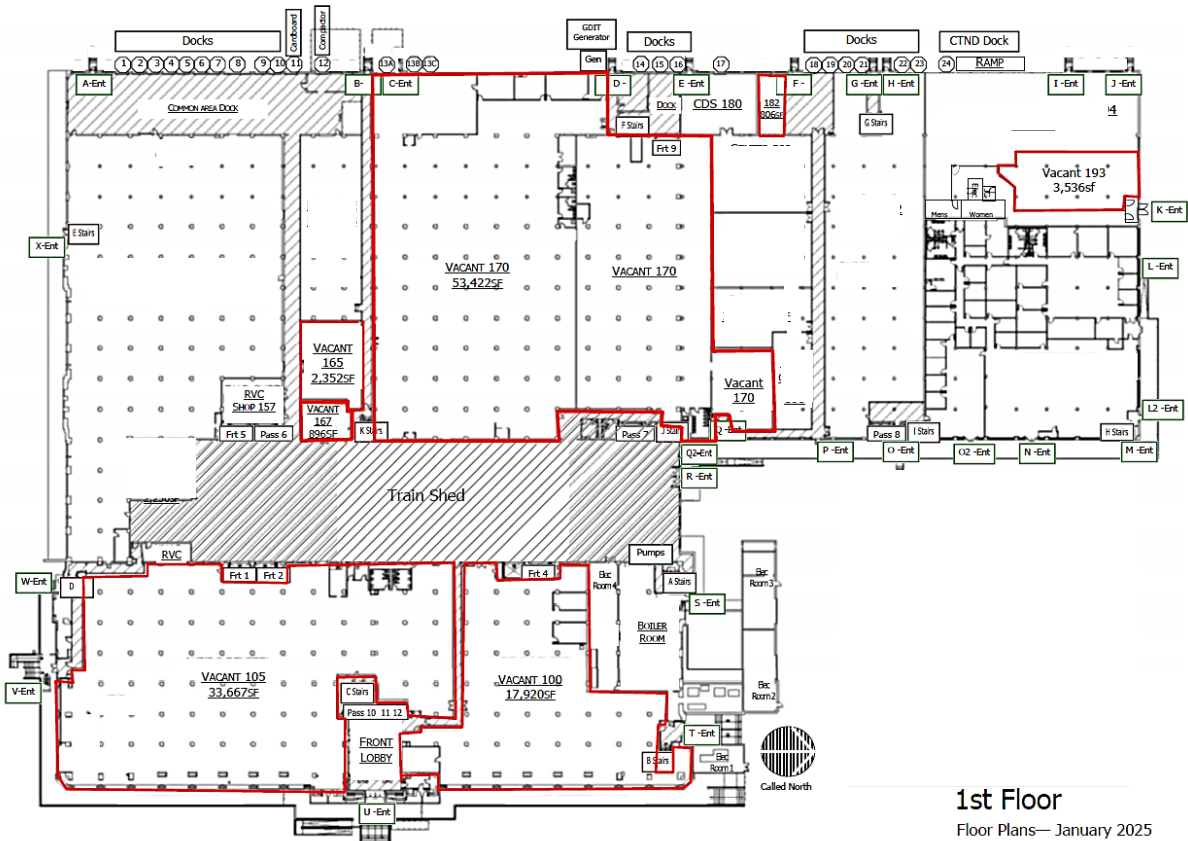
33,008

HOUSEHOLDS

2.21

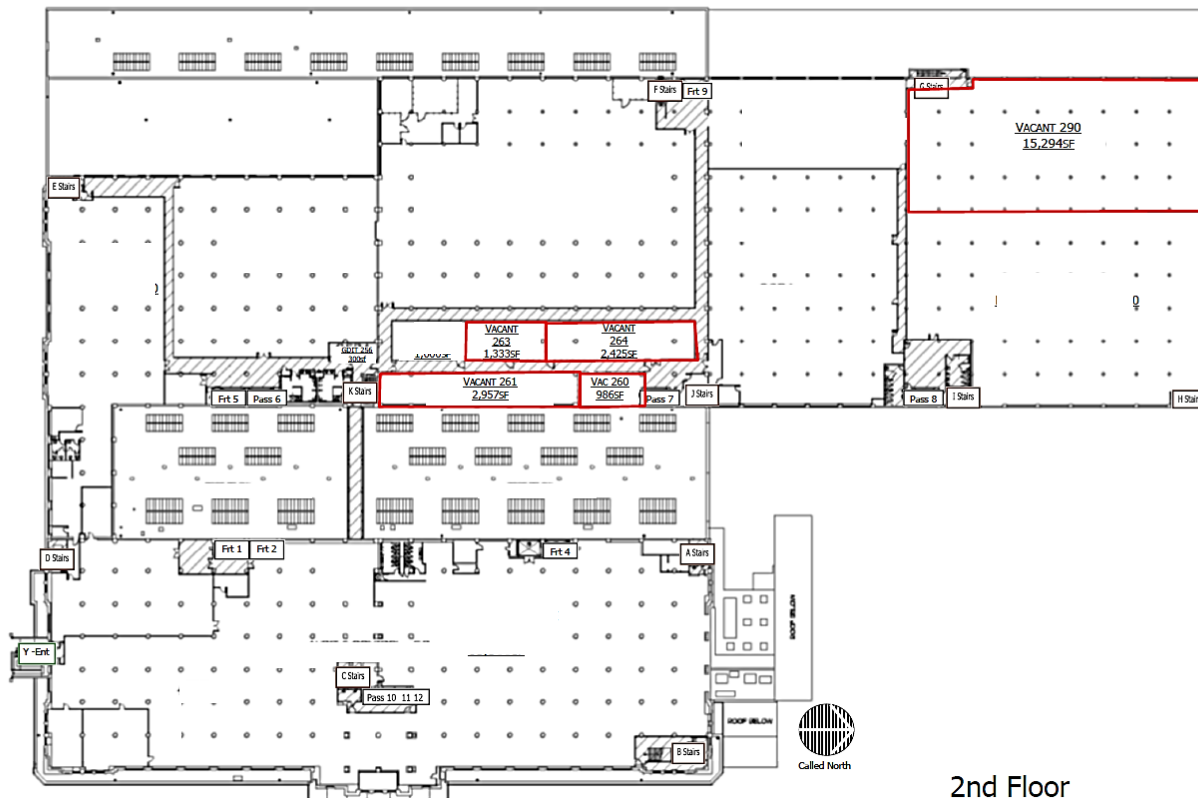
AVERAGE HOUSEHOLD
SIZE

1ST FLOOR



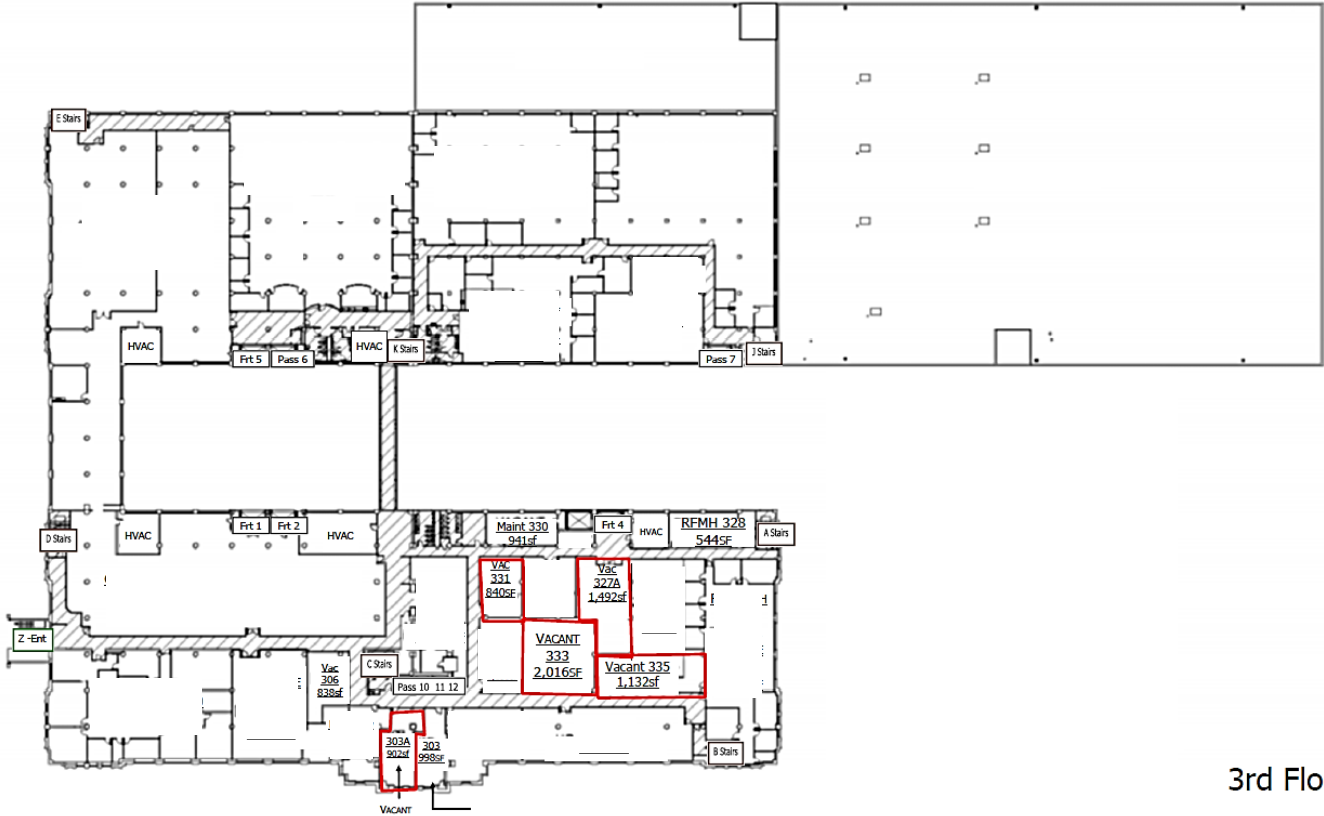
1st Floor
Floor Plans— January 2025

2ND FLOOR



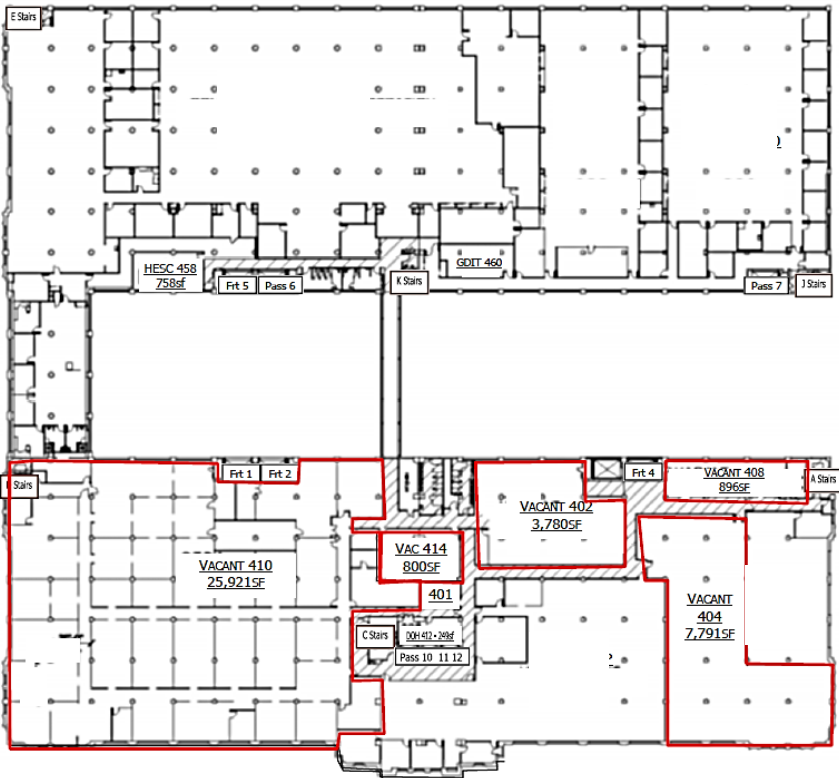
2nd Floor

3RD FLOOR



3rd Floor

4TH FLOOR



4th Floor



6TH FLOOR



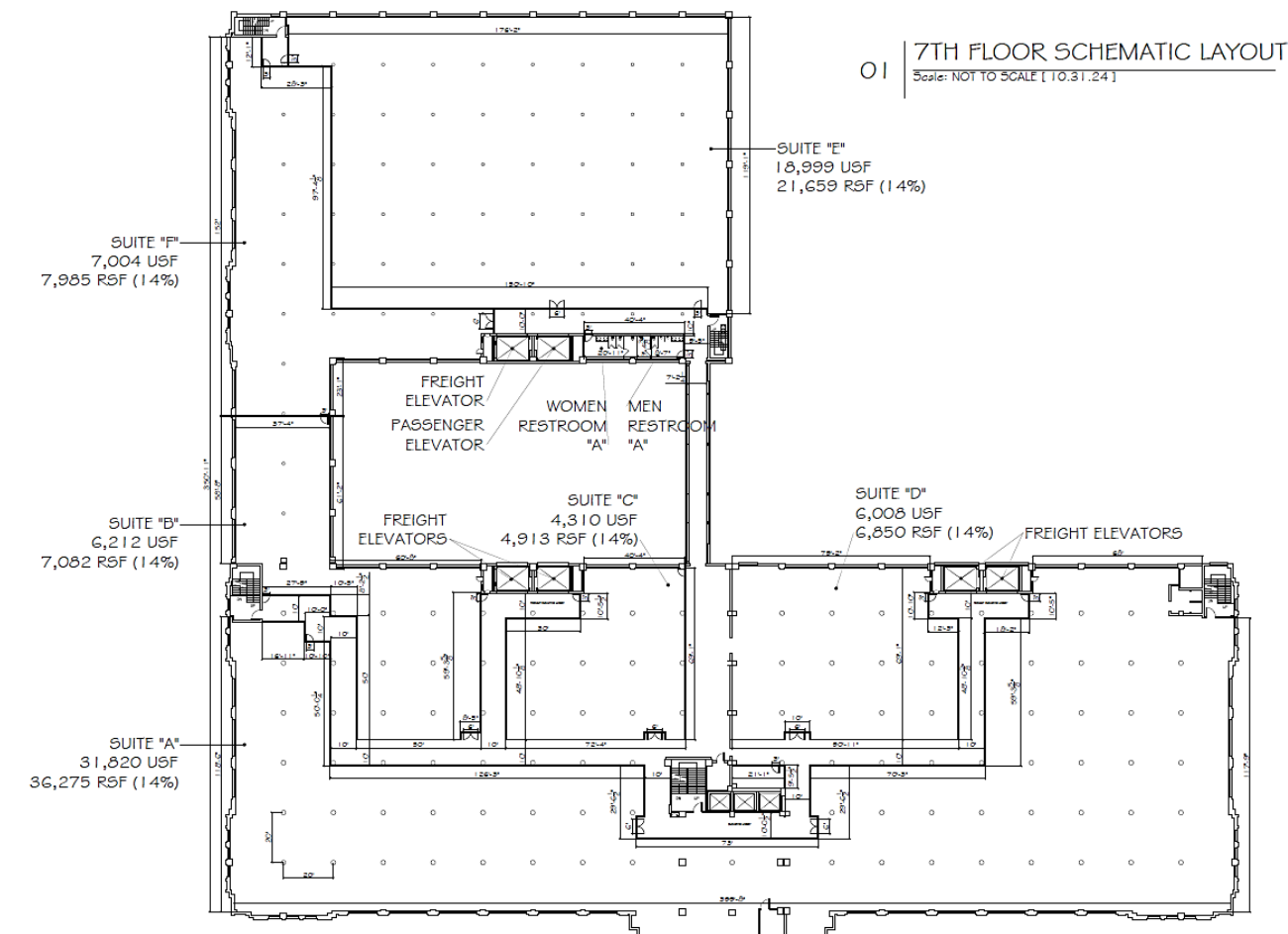
5th Floor

6TH FLOOR

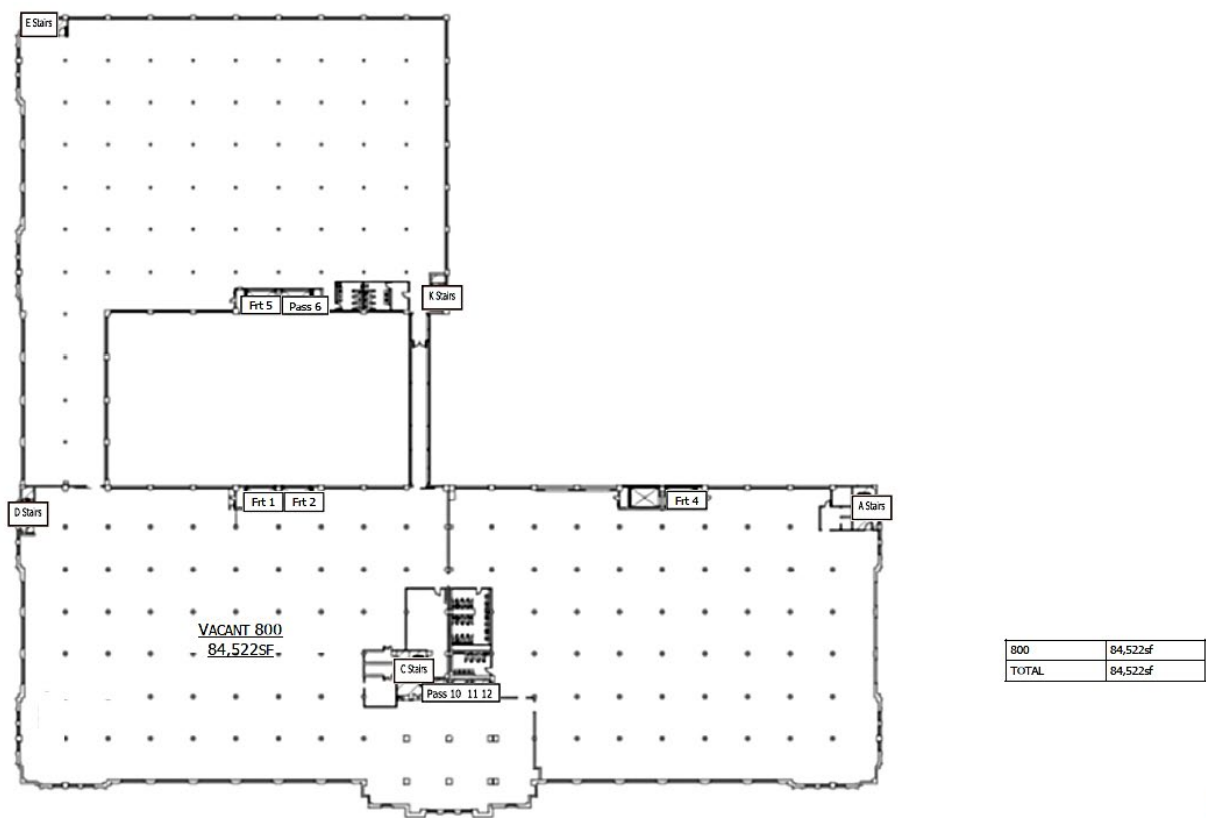


6th Floor

7TH FLOOR

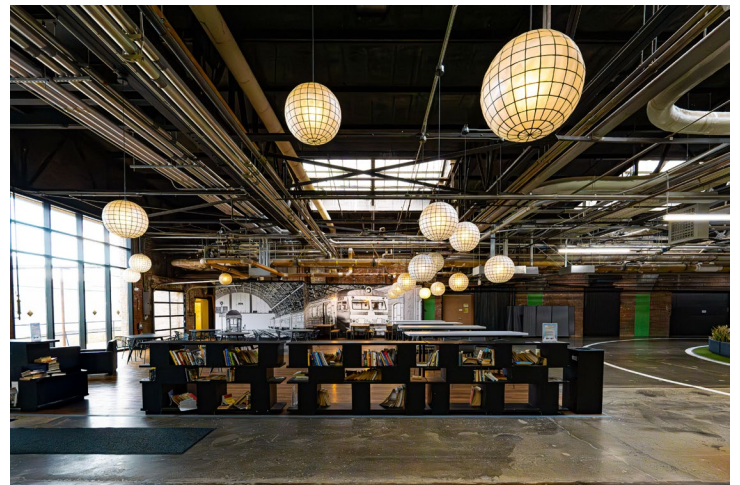
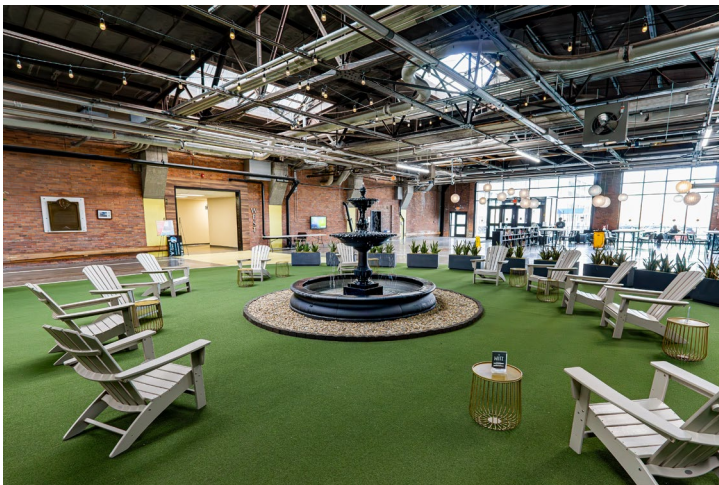


8TH FLOOR



8th Floor

PHOTOS



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