STATE-OF-THE-ART OFFICE AND WAREHOUSE SPACES FOR LEASE

FEATURES:
- ±32,186 SF of office space and ±5,856 SF of warehouse/clean room space available in a larger ±104,268 SF two story, LEED Silver Certified building. Flexible lease terms
- Available office suites include:
  - ±1,548 SF ±1,748 SF ±2,960 SF ±5,074 SF ±6,686 SF
  - ±5,856 SF ±10,426 SF ±19,920 SF

LOCATION:
- From I-87 to exit 12, East on Route 67 into STEP and onto Hermes Road. Close proximity to GlobalFoundries (see reverse)
- ±29’ clear ceiling height, 8” reinforced slab
- (1) 10’ x 10’ overhead door

UTILITIES:
- Saratoga Water Services (private water) and Saratoga County Sewer District; natural gas & electric from National Grid
- Spaces may be combined for up to ±44,000 RSF of contiguous space
- ±6 acre site
- NYSERDA’s Saratoga Technology + Energy Park® (STEP®) is a 280-acre site located in Malta, New York, master-planned for 1.25 million square feet of office, lab, and light manufacturing
- PILOT program in place
- Potential for various incentives and/or reduced power costs
- Contact broker for clean room details

ZONING:
- C3 - NYSERDA

PRICE:
- For lease at:
  - $9.50/SF NNN for Interior Office
  - $14/SF NNN for Office
  - PILOT program in place
  - Potential for various incentives and/or reduced power costs
  - Contact broker for clean room details

FOR MORE INFORMATION PLEASE CONTACT
Laurie Tylenda, CCIM
Associate Broker
+1 518 452 2700 x139
Laurie.Tylenda@cbre-albany.com

www.cbre.com/107Hermes
FOR LEASE

107 HERMES ROAD
MALTA, NEW YORK 12020

FLOOR PLANS

1st Floor

2nd Floor

LOCATION MAP

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