

FOR LEASE

# 107 HERMES ROAD

MALTA, NEW YORK 12020



## 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

### LOCATION:

From I-87 to exit 12, East on Route 67 into STEP and onto Hermes Road. Close proximity to GlobalFoundries (see reverse)

### UTILITIES:

Saratoga Water Services (private water) and Saratoga County Sewer District; natural gas & electric from National Grid

### ZONING:

C3 - NYSERDA

### PRICE:

For lease at:  
\$9.50/SF NNN for Interior Office  
\$14/SF NNN for Office

- Available **office** suites include:
  - ±1,548 SF    ±5,074 SF
  - ±1,748 SF    ±6,686 SF
  - ±2,960 SF    ±9,520 SF
- Available warehouse/clean room/office space:
  - ±4,650 SF office
  - ±5,856 SF warehouse, clean room & chase
- ±29' clear ceiling height, 8" reinforced slab
- (1) 10' x 10' overhead door
- 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

PRELIMINARY

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Laurie Tylenda, CCIM**

Associate Broker

+1 518 452 2700 x139

Laurie.Tylenda@cbre-albany.com

[www.cbre.com/107Hermes](http://www.cbre.com/107Hermes)

**CBRE** | Albany

Part of the CBRE affiliate network

FOR LEASE

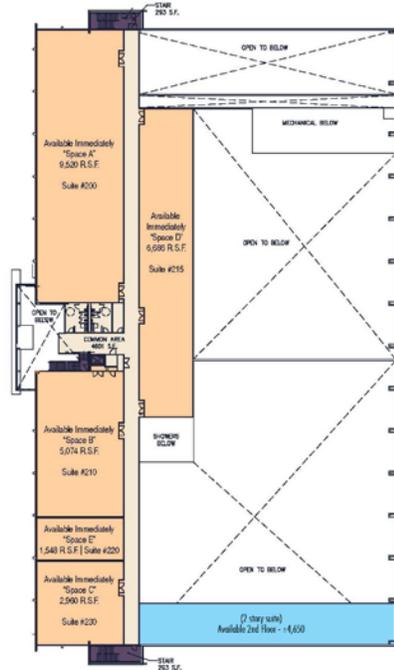
# 107 HERMES ROAD

MALTA, NEW YORK 12020

## FLOOR PLANS

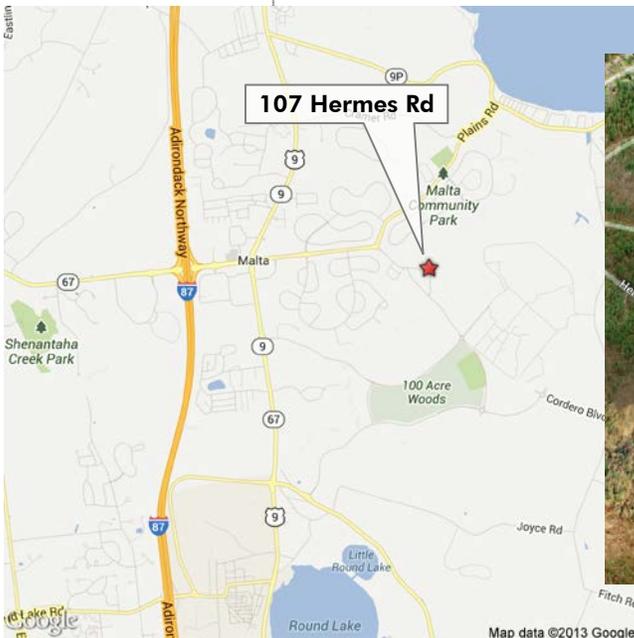


1<sup>st</sup> Floor



2<sup>nd</sup> Floor

## LOCATION MAP



FOR MORE INFORMATION PLEASE CONTACT

**Laurie Tylenda, CCIM**  
 Associate Broker  
 +1 518 452 2700 x139  
 Laurie.Tylenda@cbre-albany.com



Part of the CBRE affiliate network

CBRE-Albany | 100 Great Oaks Blvd. | Suite 114 | Albany, NY 12203 | www.cbre.com/Albany

www.cbre.com/Albany

© 2014 CBRE-Albany. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.