



## THE WATERFRONT

— TROY • NEW YORK —

Nestled on the banks of the Hudson River, a new community is rising in The Collar City. Steeped in great history and sprawling on a mile and a half of river frontage, you will find The Waterfront. A community bustling with new restaurants and entertainment, along with retail and office space, residential units, ample parking, and even, a hotel all close to highways, major transportation, and local colleges and universities.

Positioned to be a hub of progression, The Waterfront's dynamic mix of offerings will not only service working professionals and businesses alike, but also host a multitude of dining and entertainment options making it a destination for all. LIVE . WORK . PLAY — all @ The Waterfront. For more information on The Waterfront visit: [www.thewaterfrontroy.com](http://www.thewaterfrontroy.com)

## OPPORTUNITIES

@ THE WATERFRONT . TROY . NEW YORK



MLS#: 201700741

**498 RIVER STREET**  
5,000 SF RETAIL/RESTAURANT & UP TO 10,000 SF OFFICE  
*FOR LEASE:* 498 River Street offers 1ST floor space for retail/restaurant space located across from the newly opened Waterfront Courtyard Marriott and planned parking garage. Floors 2 & 3 include 5,000 SF/floor for office users totaling up to 10,000 SF of space.



MLS#: 201001074, 201500077

**547 RIVER STREET**  
UP TO 34,000 +/- SF OFFICE  
*FOR LEASE:* 547 River Street offers a multitude of opportunities for an office user. Located on the waterfront, the building has views of the Hudson River and easy access to alt. Route 7 just off the downtown Troy exit. Signage opportunities may be available.



MLS#: 201900795, 201900802

**2312-2316 5TH AVENUE**  
5,000 SF RETAIL/RESTAURANT & UP TO 10,000 SF OFFICE  
*FOR SALE:* 2312-2316 5TH Avenue properties can be bought together or separate. Own a property in The Waterfront and a development opportunity to become part of the growth! 2312 5TH Avenue is a 3-story, 11,350 +/- SF old rectory for St. Peters Church, property can be anything (office, multifamily, etc.) \$664,900. 2316 5TH Avenue is a 3-story 3,120 +/- SF house that can be easily renovated into office, retail, or multifamily space \$139,900. First Columbia is looking for a buyer to renovate existing buildings into a valuable piece of property that will reflect the many redevelopment projects located within The Waterfront District.

**FOR MORE INFO**  
CONTACT

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