

HARRIMAN BUSINESS CENTER, BUILDING 7-A

From shared services to in-house assistance with business planning, proximity to the University at Albany and access to potential investors, the Harriman Business Center has been designed to help your business grow.

Services

- Conference Rooms
- Storage
- Copy Machine
- Digital/Optical Scanner
- Fax
- Speaker Phone
- Access to University at Albany Small Business Development Center
- Secretarial Services

Facilities

- Furnished and unfurnished offices
- Space available from 250 square feet to 8,000 SF
- All heating/cooling, lighting, electricity and common areas
- Maintenance
- Building Security
- Ample parking available

One of the initial steps sponsored by HRTDC Board was the creation of the Harriman Business Technology Center and Incubator to offer short-term, low-cost space to start-up companies in Building 7A. The development of the Harriman Business Center has enabled HRTDC to jump start this initiative. To assure that prospective tenants represent the type of companies consistent with the redevelopment strategy, the HRTDC Board approved a set of [Tenant Selection Criteria](#) which prospective tenants must meet.

HRTDC has implemented the programs and services required to successfully operate a Business Technology Center and Incubator based upon existing market analysis and regional competition. HRTDC believes that based on the facilities it has to offer; a competitive market-based rental rate; its existing in-house marketing and management staff; geographic proximity to UAlbany; a cooperative partnership with the University administration and other potential business and technology partners, it can successfully offer an attractive environment to start-up companies.

Establishing a user- friendly environment has enabled HRTDC to attract tenants to the Campus who are benefiting from a working relationship with U-Albany and other area colleges and universities. It is

anticipated that, over time, these companies will prosper and create significant new employment opportunities, expand their presence on the Campus and help to form the core occupancy for the development of the Harriman Research and Technology Campus.

Under the business model for the Business Center, OGS has made space available to HRTDC, on an as-needed basis for subleasing to qualified tenants. OGS will continue to provide general maintenance and oversee over-all operations of the Harriman Campus

Under the terms of a Master Lease, OGS will provide all utilities (electricity, heat, cooling, water, etc), parking and other building services. Lease terms will be available for up to five years, with a maximum of five one-year options to renew. HRTDC will be responsible for coordinating marketing, leasing and administrative activities. It will also offer other "shared services" on a fee-for-service basis. In addition, UAlbany's Small Business Development Center (SBDC) has an on-site office and provides business consulting, training and research services to entrepreneurs and small businesses. SBDC has played a significant role in attracting tenants to the Harriman Business Center.

If you'd like to apply for space at the Harriman Business Center, please fill out our [Tenant Application Form](#) and send to:

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