



Rosado of Gallagher & Co. brokers \$1.7m sale of Harmanus Bleeker building and 80-space Lancaster Garage

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The Harmanus Bleeker building, 19 Dove Street - Albany, NY

Albany, NY All Square Realty Group acquired the 16,000 s/f Harmanus Bleeker building at 19 Dove St. and the Lancaster Garage an 80 car enclosed parking garage at 180 Lancaster St. This acquisition reinforces All Square Realty Group's commitment to enhancing the commercial real estate landscape in New York's capital region.

Esther Rosado, a licensed real estate salesperson with Gallagher & Company, negotiated the \$1.7 million transaction.

The Harmanus Bleeker building spans the entire block of Dove between Washington Ave. and Spring St. It is located one block west of the state capitol, which is a national historic landmark, and the Alfred E. Smith State Office Building. The fully restored building has attracted a number of tenants, including U.S. representative Paul Tonko, Farrell Fritz PLLC, a major lobbying practice, and Relentless Awareness, a New York communications firm.

180 Lancaster Street - Albany, NY

The second property, 180 Lancaster St., is a secure indoor two-story parking facility located two blocks away from 19 Dove St. This acquisition not only complements the office space, but also addresses the growing need for convenient and secure parking solutions in downtown.

All Square Realty Group is owned by three partners. Nicholas Vallone, with a background in transportation, real estate, and property management, holds a New York State real estate salesperson license and serves on multiple boards of directors across various industries. Joseph Bona, a full-stack developer with a history in technology, has played a role in scaling businesses, such as Barstool Sports, by leveraging his technical skills. Anthony Saginario brings his focus on AI and data analytics to the team, having previously assisted companies like Moody's, and complements his technology background with a law degree from St. John's University.

Together, the partners of All Square Realty Group own multiple properties throughout the Capitol region, blending their expertise in business, technology, and law to enhance their real estate portfolio. With a commitment to modernization and efficiency, All Square Realty plans to implement significant improvements at their new acquisitions, including automated billing, AI-empowered security, and user-friendly tenant interfaces, ultimately enhancing tenant experiences and ensuring operational excellence.

"As we expand our portfolio, we are excited about the potential of these new properties," said Vallone. "Our aim is not only to maintain the high standards of our tenants but also to introduce innovative solutions that will enhance the overall experience for everyone involved."

All Square Realty Group's acquisition of 19 Dove St. and 180 Lancaster Ave. mark a milestone in their growth strategy, as they continue to redefine commercial real estate in Albany with a focus on technology-driven solutions.

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