



255 FULLER ROAD, ALBANY, NY - NY CREATES

Summary

ASML, a worldwide leader in lithography technology that supplies chipmakers with the equipment to produce cutting-edge semiconductor chips, was in search of a larger facility to support continued growth at the NY CREATES campus in Albany, where they support IBM's multibillion-dollar semiconductor research campus, and a potential relocation of their Clifton Park facility to better support the GlobalFoundries Malta campus.

Deal Size: 5,331 SF & 6,225 SF

Landlord: Fuller Road Management & DCG Properties

Tenant: ASML

Situation

ASML had outgrown their initial field office based on the rapid expansion of the NY CREATES campus. They simultaneously needed to explore relocation options for their Clifton Park office.

Strategy

While Standard Brokerage led multiple tours of over a dozen properties in Albany and Saratoga Counties, ASML keyed in on expanding on the NY CREATES campus to best serve their clients with the quickest response times. Additionally, they opted to retain their existing space in Clifton Park, which provided flexibility for staff to support both the NY CREATES campus and the GlobalFoundries campus.

Result

After several rounds of negotiations led by Standard Brokerage Company, ASML was able to secure a lease for a larger suite in Albany on the NY CREATES campus and executed a favorable renewal at their Clifton Park location. The ASML team was able to start pre-construction planning for their new suite simultaneously with lease negotiations thanks to a long-standing relationship with the landlord, helping facilitate the installation of hundreds of millions of dollars in semiconductor manufacturing tools and the creation of more than 40 new jobs in the Capital Region.

ASML

