

**Exclusive Offering
FOR SALE or LEASE**

River Road Corporate Center

East River Road, Rochester NY



OFFICE BUILDING A: 116,780 Sq. Ft.
OFFICE BUILDING B: 83,335 Sq. Ft.
OFFICE BUILDING C: 111,960 Sq. Ft.
EVENTS BUILDING: 19,225 Sq. Ft.
TOTAL SIZE: 331,300 Sq. Ft.
LOT SIZE: 150 Acres
ZONED: Industrial (allows for broad classification of use)
PARKING: 755 cars, expansion potential

FEATURES:

- Flexible floor plans, divisible buildings
- 112 seat auditorium
- Events building with tiered seating for 453
- Commercial kitchen with private dining rooms
- Seminar rooms
- Redundant electric service

LOCATION:

- Rochester is within 500 miles of over one third of the combined populations of the United States and Canada.
- Located 15 minutes from downtown Rochester and 7 minutes from the Greater Rochester International Airport
- 5 minutes from I-90, the NYS Thruway
- Close proximity to the Rochester Institute of Technology and the University of Rochester



John J. Manilla

President
(585) 248-9426
jmanilla@pyramidbrokerage.com

Daniel J. O'Neill, SIOR

Senior Director
(585) 248-9426
doneill@pyramidbrokerage.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**Pyramid Brokerage
Company**
COMMERCIAL REAL ESTATE SOLUTIONS

255 Woodcliff Drive, Fairport, NY 14450
(585) 248-9426 • Fax: (585)248-3981 pyramidbrokerage.com

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE