



**FOR SUBLEASE**

**345 Woodcliff Drive**

Fairport, NY

## Class A Office Space for Sublease

### Property Highlights

- 15,258± SF with a lease rate at \$14.00 psf, Gross
- Sublease through April 1, 2025
- Shared Common Conference room and workout facility
- All furniture included, move in condition
- Available spaces range between 5,870 SF up to 15,258 SF, Landlord will subdivide
- Immediate occupancy



Traffic Counts			
Route 96	19,087 AADT		
Total Acres	9.03 ± Acres		
Demographic	1 Mile	3 Miles	5 Miles
Population	1,800	22,857	71,571
Households	675	9,107	28,405
Average Income	\$206,959	\$139,978	\$130,094
Total Businesses	555	1,483	3,194
Source	ESRI		

For more information, please contact:

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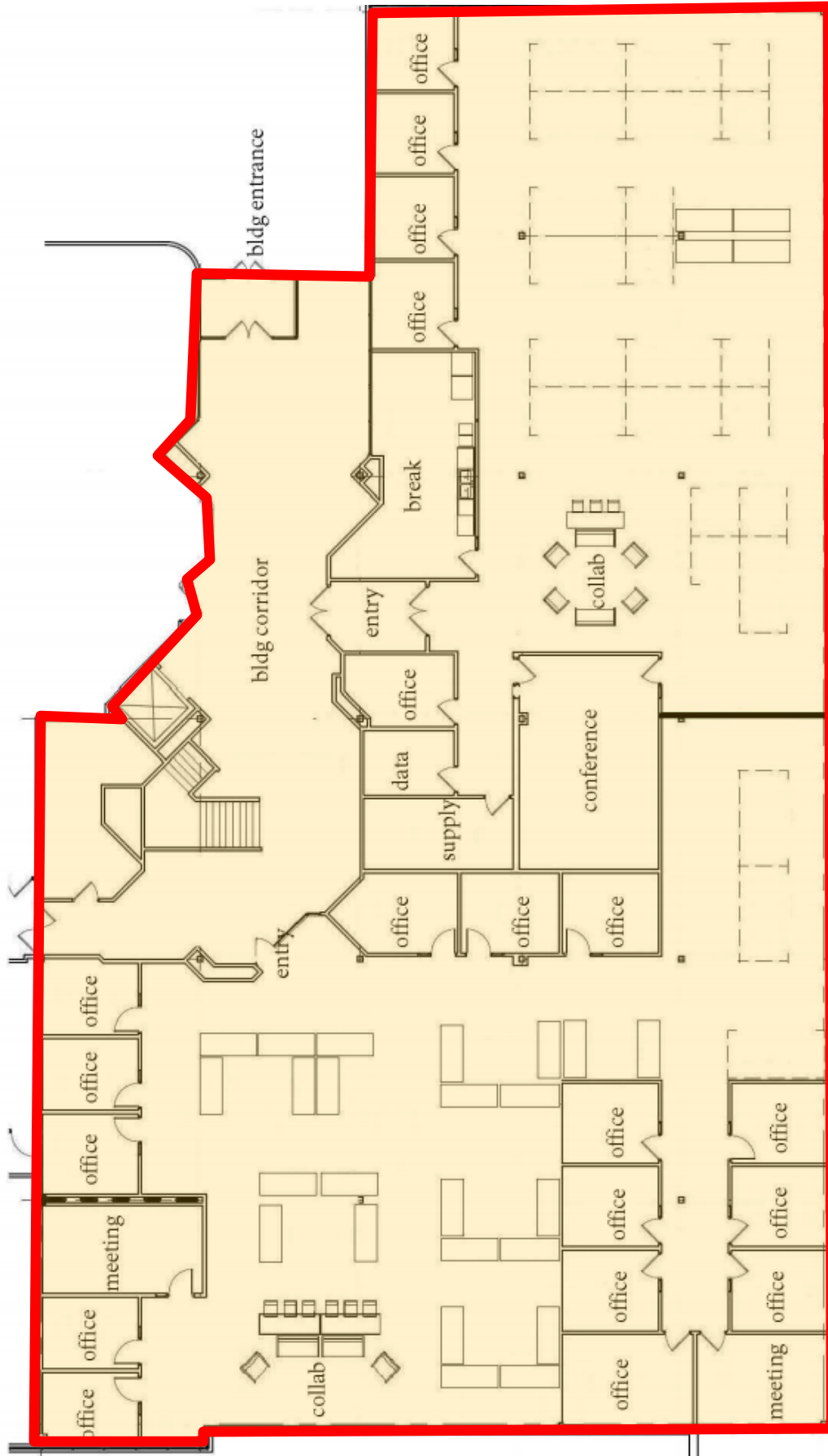
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**CUSHMAN & WAKEFIELD**

**Pyramid Brokerage Company**



# 345 WOODCLIFF DRIVE FLOOR PLAN



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