

AVAILABLE FOR  
SUBLEASE

4545 East River Road  
Rochester, NY 14623

6,700 ± SF at Riverwood Tech Campus

High End Class A+ Office Space  
Available for Sublease

370 Woodcliff Drive, Suite 210  
Fairport, New York 14450  
+1 585 248 9426  
pyramidbrokerage.com

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## 6,700 ± SF Class A Office

### Property Highlights

- Priced at \$14.00 psf full-service gross, this rate includes all workstations and furniture
- Lease expires 05/31/2029
- Class A+ office/tech park
- Upgraded finishes throughout, exposed ceiling, polished concrete floors
- All high-end furniture/workstations within the space
- Onsite high-end health facility, common conference rooms, and food trucks
- Data center/lab with upgraded flooring and redundant HVAC
- Option to renew directly with landlord

Demographic	1 Mile	3 Miles	5 Miles
Population	2,145	26,591	63,664
Households	935	8,111	24,475
Average HH Income	\$74,957	\$103,287	\$106,046
Source:	ESRI		

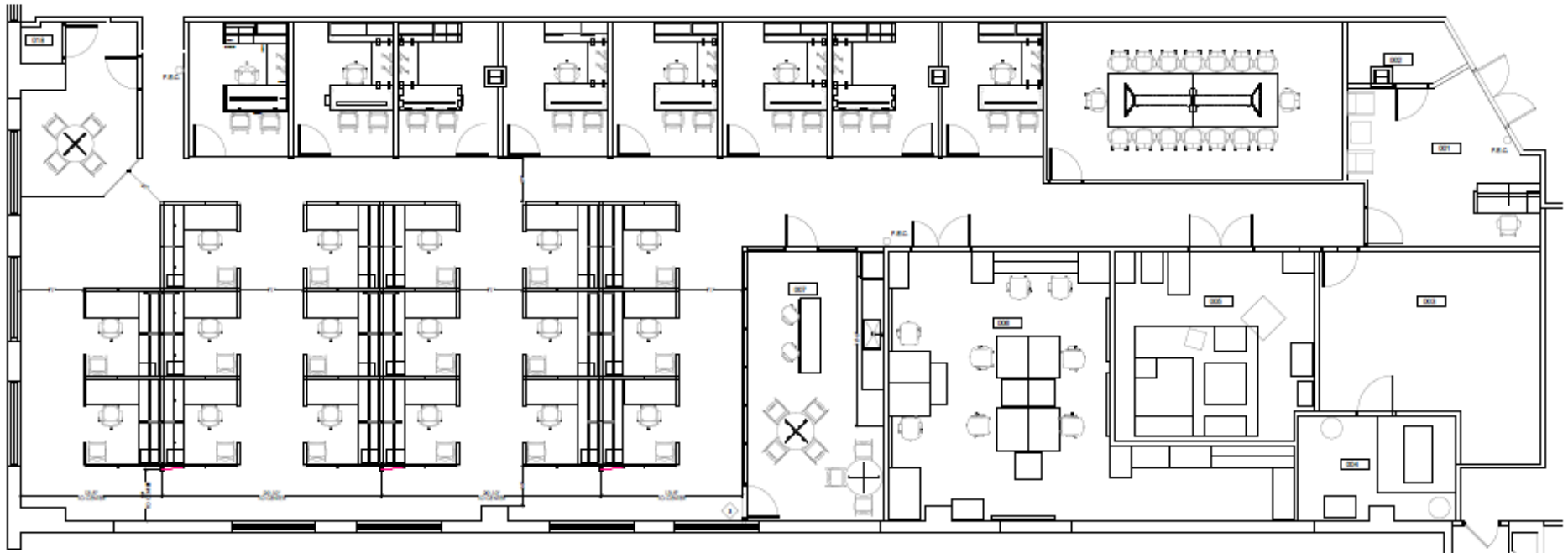


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# Floor Plan



# Gym Rendering



# Exterior Photos



# Interior Photos

