

FOR LEASE - OFFICE/RETAIL

1280 Scottsville Road

Rochester, NY



AIR PARK COMPLEX



Property Highlights

- Mixed-use complex featuring office and flex spaces with grade level doors
- Centrally located to the City of Rochester and the surrounding suburbs
- Excellent access to major highways including I-390, I-490, I-590, and the NYS Thruway
- Located across from the Greater Rochester International Airport
- Can combine suites to form various size space for up to a total of 10,941± SF
- Suited 20 and 30 combined = 5,432± SF

Traffic Counts

Scottsville Road	17,513 AADT
I-390 @ Scottsville	118,890 AADT
Source	REGIS

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Demographic	1 Mile	3 Miles	5 Miles
Population	77,530	213,463	385,238
Households	27,696	87,784	158,424
Average H.H. Income	\$54,919	\$60,179	\$67,215
Daytime Employees	116,628	251,436	328,750
Source:	ESRI		

Building Availabilities

Suite 20	2,500 sf of office / retail space
Suite 30	2,842 sf of office / retail space
Suite 60	3,579 sf of office space
Suite 70	3,185 sf of office / retail space
Suite 80	2,177 sf of office / retail space
Suite 90	1,000 sf of office / retail space
Suite 100	1,000 sf of office /retail space
Lease Rate	\$9.00, Net; taxes & utilities