



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**425 Titus Avenue  
Rochester, NY 14617**



**FOR SALE OR LEASE**

**6,612 ± SF PROFESSIONAL OFFICE W/ DEDICATED PARKING LOT**

**EXCLUSIVE CONTACT**

**Martin Manilla**

**Real Estate Salesperson**

+1 585 248 9426 ext. 324

mmanilla@pyramidbrokerage.com

**James Manilla**

**Real Estate Salesperson**

+1 585 248 9426 ext. 317

jcmrilla@pyramidbrokerage.com

370 Woodcliff Drive, Suite 210

Fairport, New York 14450

+1 585 248 9426

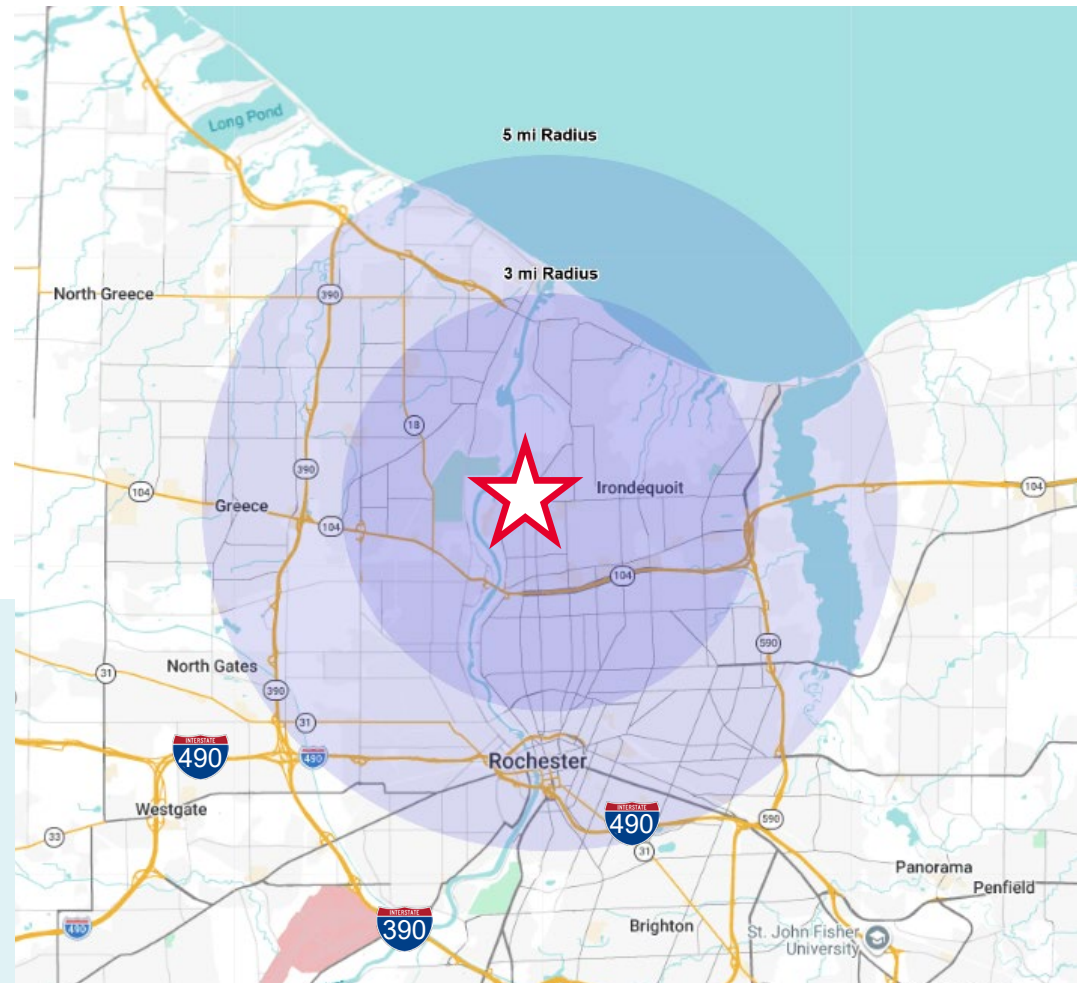
**pyramidbrokerage.com**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**FOR SALE OR LEASE**
**Property Highlights**

- 6,612 SF two-story office building with approximately 3,615 SF of vacant space.
- 3,615 SF second floor availability offers flexibility for single or multi-tenant configurations, or potential owner-occupancy.
- Well suited for professional services, medical, or financial users seeking a clean, move-in ready layout.
- Monument signage on Titus Avenue.
- 40+/- on-site parking spaces with ample ingress and egress on 1.10 acres.
- Prime visibility with easy access and proximity to Ridge Road and Culver Road.
- Built in 1962 with 9-foot ceiling heights throughout.

Workforce Data	3 Miles	5 Miles
Total Population	132,187	281,106
Labor Force	61,568	141,917
Median HH Income	\$54,100	\$56,471
Unemployment Rate 16+	7.6%	6.7%
Bachelors Degree +	25.4%	31.6%
Median Age	38.3	38.0


**EXCLUSIVE CONTACT**

**Martin Manilla**  
**Real Estate Salesperson**  
 +1 585 248 9426 ext. 324  
 mmanilla@pyramidbrokerage.com

**James Manilla**  
**Real Estate Salesperson**  
 +1 585 248 9426 ext. 317  
 jcmanilla@pyramidbrokerage.com

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

