


FOR LEASE
Property Highlights

- Mixed-use complex featuring office and flex space 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 Frederick Douglass Greater Rochester International Airport (ROC)

Availabilities

Suites 10/20/30	11,000 ± SF
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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		

Traffic Counts

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

EXCLUSIVE CONTACT

Daniel J. O'Neill, SIOR
Real Estate Salesperson
+1 585 729 5497
doneill@pyramidbrokerage.com

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

250 Willowbrook Office Park
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com