


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)
- Suites can be combined to create spaces of various sizes, up to a total of 10,941 ± SF
- Suited 20 and 30 combined provide 5,432 ± SF

Traffic Counts

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

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		

Availabilities

Suite 20	2,500 ± SF Retail
Suite 30	2,842 ± SF Retail
Suite 60	3,579 ± SF Office
Suite 70	3,185 ± SF Office / Retail
Suite 80	2,177 ± SF Office / Retail
Suite 100	1,000 ± SF Office / Retail
Lease Rate	\$9.00, Net; Taxes & Utilities

EXCLUSIVE CONTACT

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