



FOR LEASE

± 2,757 SF OF HIGH-END OFFICE SPACE | VICTOR, NY

EXCLUSIVE CONTACT

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250 Willowbrook Office Park

Fairport, New York 14450

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Property Highlights

- Fully furnished and move-in ready Class A space.
- Beautifully maintained outdoor patio with power and Wi-Fi.
- Free parking in a safe, well-lit lot, including free electric vehicle charging stations.
- All private offices have operable windows and individual temperature controls for heating and cooling.
- Full kitchen/dining area, plus access to large and medium sized conference rooms throughout the building available by reservation.
- Rental rate includes Taxes, Insurance, CAM, Janitorial, and Utilities.
- Conveniently located near Wegmans, Eastview Mall, restaurants, and major business parks.
- Existing layout includes a secured private entryway, thoughtfully designed lounge, four private windowed offices, and a conference room.

Space Available
Space Size

Lower Level

2,757 ± SF

Drive Time Report

I-90

1.6 Miles (5 Min)

I-490

1.6 Miles (5 Min)

Eastview Mall

1.7 Miles (5 Min)

Walmart

1.9 Miles (7 Min)



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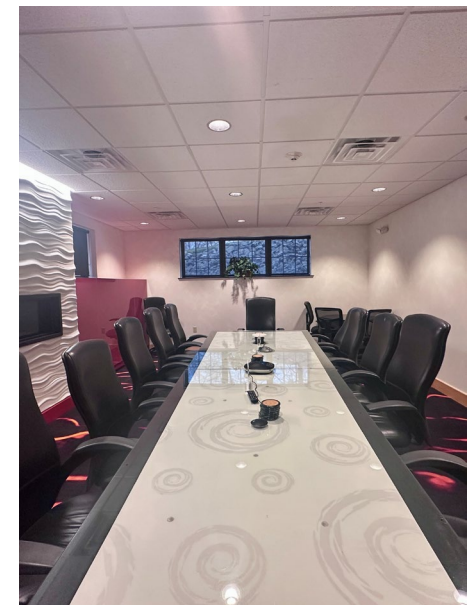
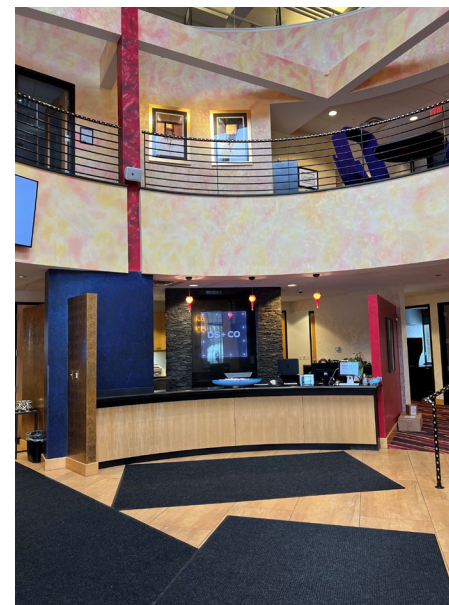
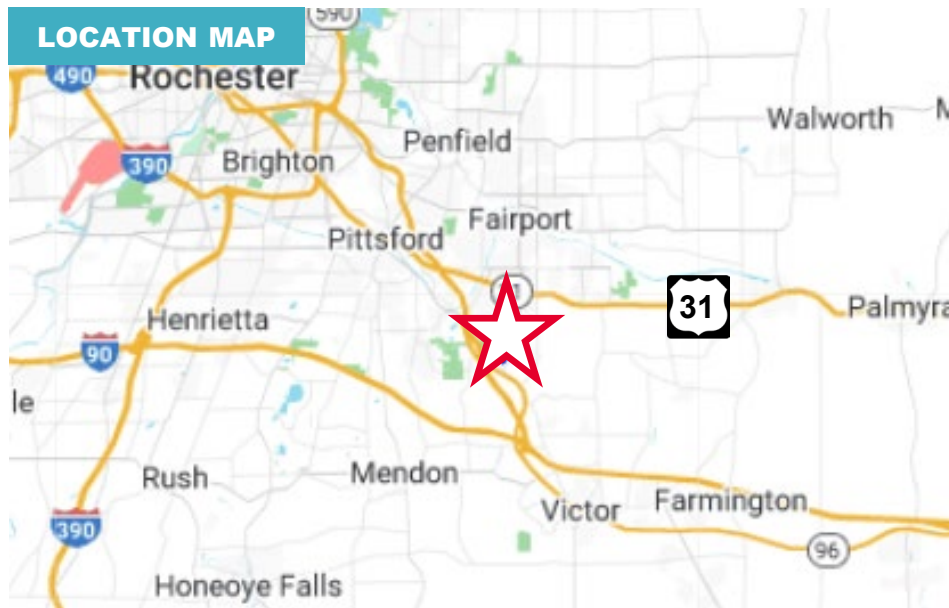


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

1595 Moseley Road Property Photos & Location Map





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1595 Moseley Road
Lower Level Floor Plan

All Floor Plan Link:

► [Lower level through 3rd floor](#)

