

LIVE. WORK. THRIVE.



THE PLACE AT WILLOWBROOK

Perinton, NY 14564



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**



**ELEVATED
WITH
INTENT**

A Campus Taking Shape **WITH PURPOSE**

The Place At Willowbrook is undergoing a deliberate transformation into a modern, amenity-driven office campus integrated with new residential development. Planned improvements include updated building façades, enhanced entrances, and the introduction of shared indoor and outdoor amenities such as fitness spaces, terraces, gathering areas, and landscaped common spaces.

The campus layout is designed to create stronger connectivity between buildings while supporting flexible office configurations across 150,000 ± SF of reimagined Class A office. The addition of residential units and centralized amenities is intended to activate the site beyond the traditional workday, reinforcing Willowbrook as a more dynamic, modern office environment built with long-term relevance in mind.

150,000 ± SF of unique flex/office space

CAMPUS OVERVIEW



5 Repositioned Class A Office Buildings.



14.9 Acre Mixed-use Campus Environment.



150,000 ± SF of Reimagined Class A Office Space.



Significant Landscaped Parking, Adding to a Class A Campus Environment.



An Opportunity For Your Organization To Be A Part Of A Neighborhood Filled With Talent And Resources, Unmatched In Upstate NY.



± 100 Proposed Residential Units With Amenities, Designed for Comfort, Convenience, and Collaboration.



Building Overviews

Building 100

- Building Size: 25,720 SF
- Availability: 01/01/2027
- New construction, high-profile Route 96 location at a signalized intersection.

Building 200

- Building Size: 31,805 ± SF
- Availability: Occupied
- Amenity building featuring a state-of-the-art fitness center, rooftop terrace, swimming pool, outdoor games, and more.

Building 300

- Building Size: 31,760 ± SF
- Availability: Occupied

Building 400

- Building Size: 31,875 ± SF
- Availability:
 - 2,700 ± SF - 1st floor, Suite 405
 - 2,857 ± SF - 1st floor, Suite 450

Building 500

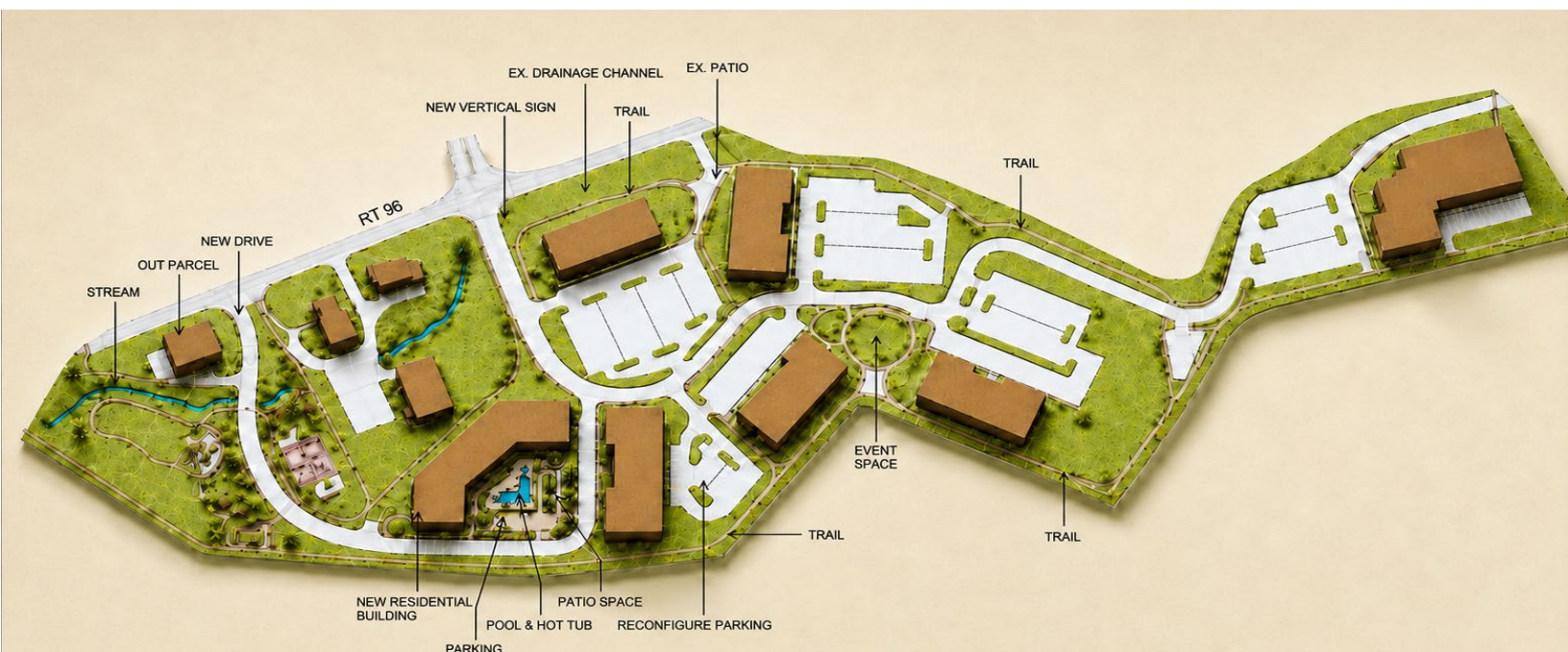
- Building Size: 31,709 ± SF
- Availability:
 - 2,946 ± SF – 1st floor, Suite 520
 - 870 ± SF - 2nd floor, Suite 561
 - 4,130 ± SF - 2nd floor, Suite 562



The Place At
WILLOWBROOK

“NOW LEASING”

Proposed Site Plan:



LEGEND

- | | |
|-----------------------------|--------------------------------|
| ① EXERCISE STATION (TYP) | ⑧ STEPPED SEATING |
| ② PICKLEBALL COURTS | ⑨ PAVILION W/ PLATFORM |
| ③ VIEWING AREA | ⑩ VIEWING DECK W/ FABRIC COVER |
| ④ GARDEN BED / GREENHOUSE | ⑪ SUPPLY SHED FOR GARDENS |
| ⑤ GARDEN TENTS STRUCTURE | |
| ⑥ SEATING / FIRE PIT / LAWN | |
| ⑦ NATURAL PLAY STRUCTURE | |

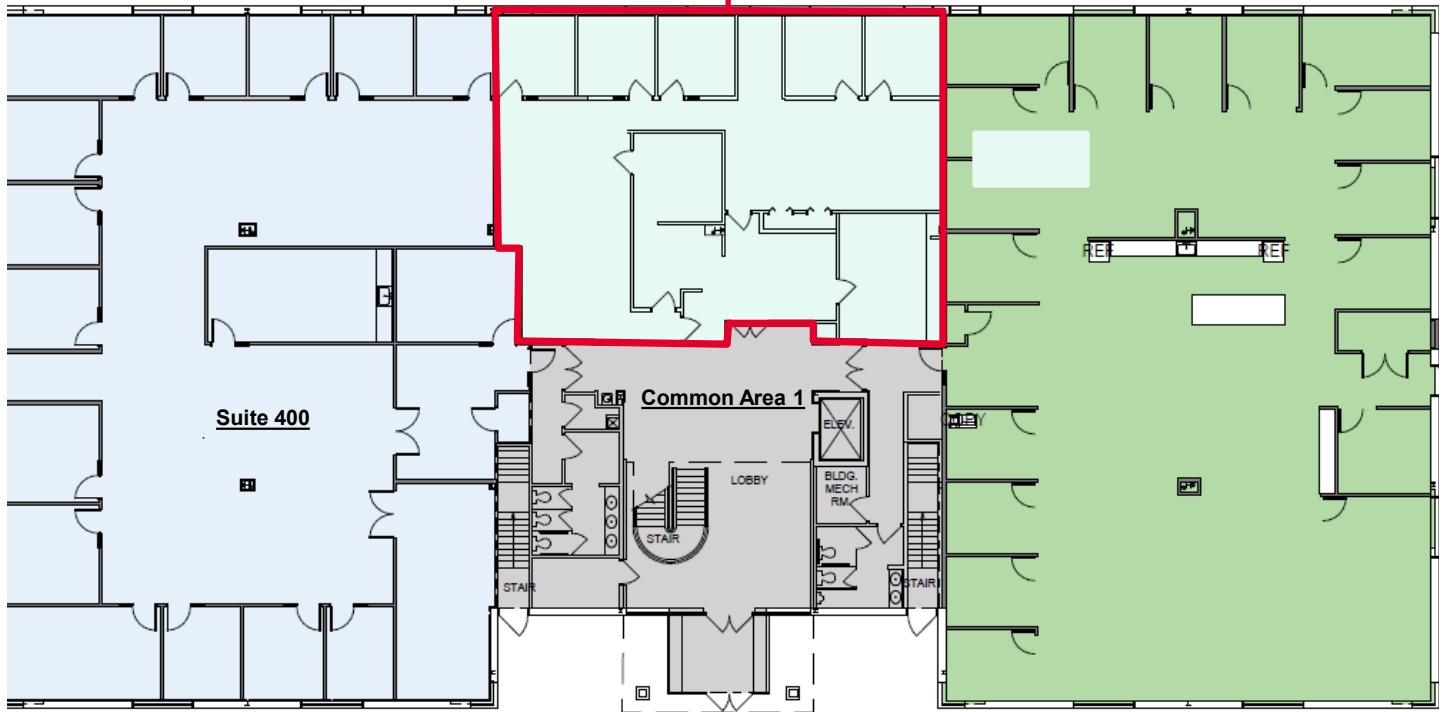
WILLOWBROOK SITE CONCEPT
CHRISTA DEVELOPMENT
WM PRICE DESIGN, LLC / MARATHON ENG.
APRIL 30, 2024 NOT TO SCALE

FLOOR PLANS

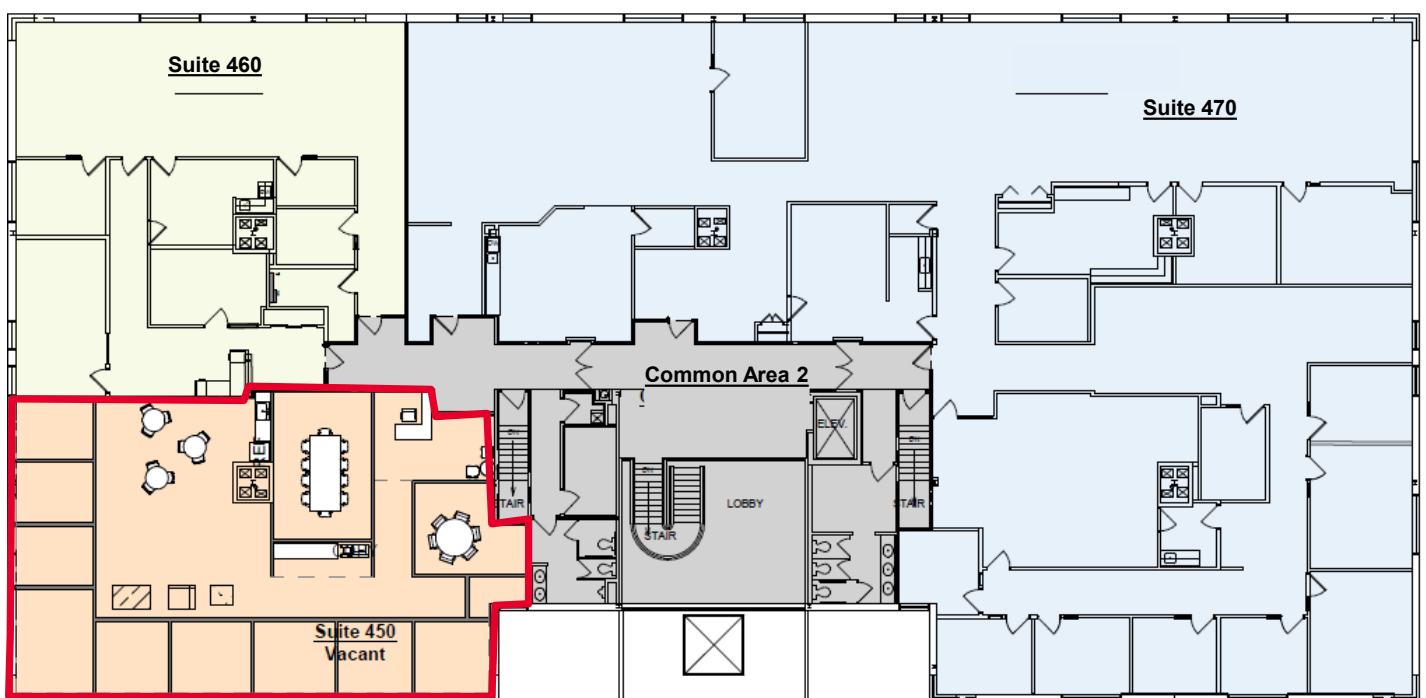
BUILDING 400

FIRST FLOOR

Suite 405
Vacant – 2,700 ± SF



SECOND FLOOR



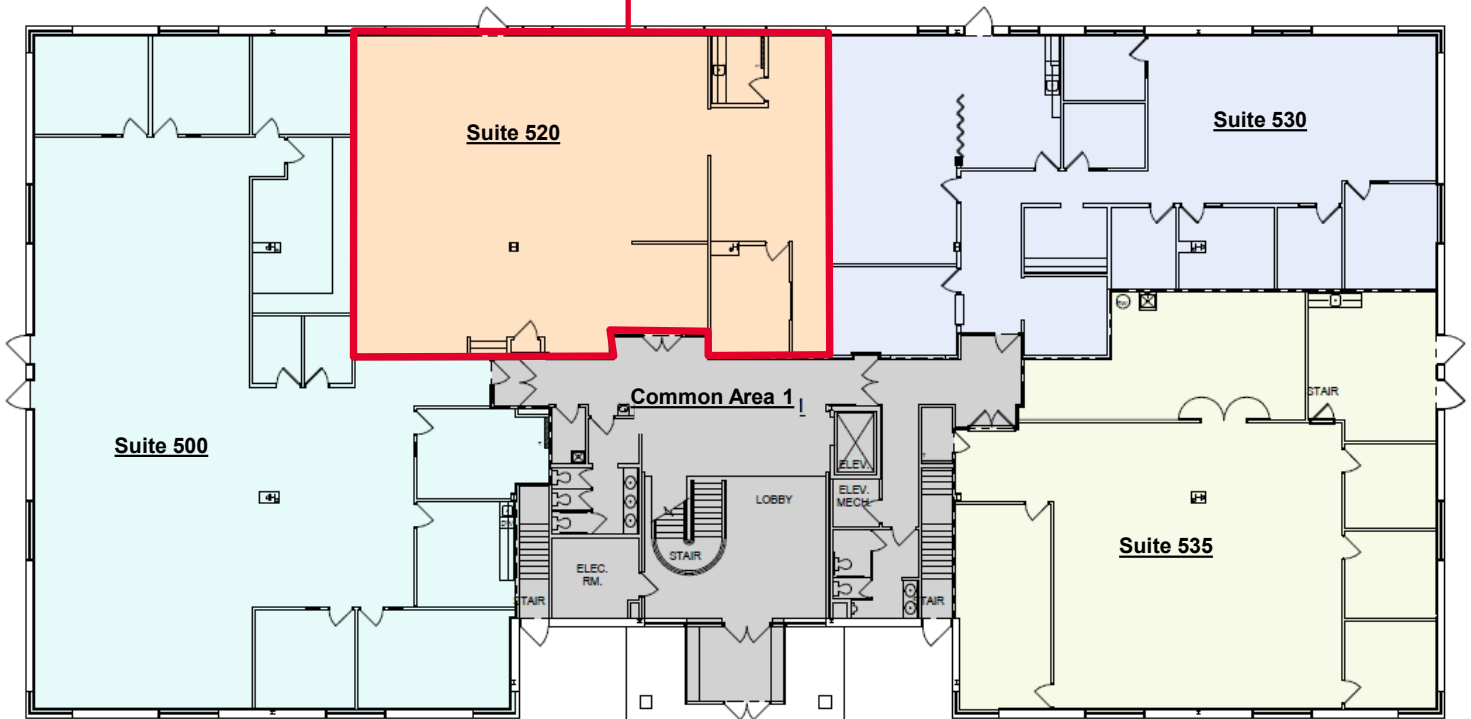
Suite 450
Vacant – 2,857 ± SF

FLOOR PLANS

BUILDING 500

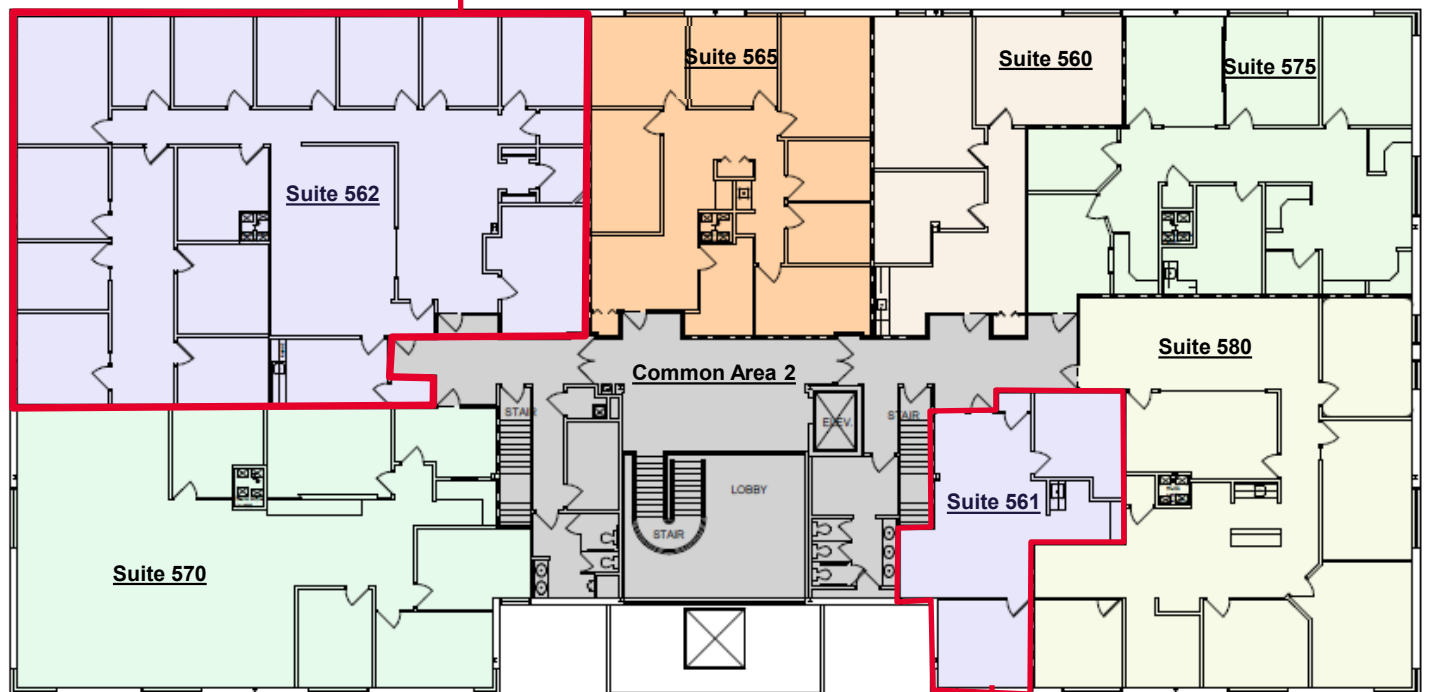
FIRST FLOOR

Suite 520
Vacant – 2,946 ± SF



SECOND FLOOR

Suite 562
Vacant – 4,130 ± SF



Suite 562
Vacant – 4,130 ± SF

AMENITY STRATEGY

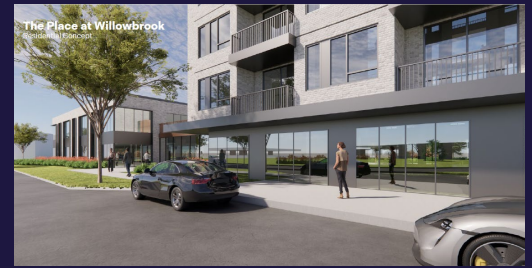
THE CAMPUS EXPERIENCE

Tenant & Resident Programming

The Place at Willowbrook is being intentionally repositioned to align with highly sought, amenity rich, Class A office-mixed-use campuses forming nationwide. The market talked and we are listening. Opportunities to secure space within complexes of this scale are increasingly scarce. As companies prioritize employee experience, The Place at Willowbrook will be positioned to deliver.

Imagine arriving at The Place at Willowbrook, where the campus is defined by thoughtfully landscaped grounds, modern architecture, and glass-forward façades that bring natural light deep into the workspace. Shared amenities and outdoor gathering spaces create natural moments for connection, whether it's a morning workout, a midday break by the pool, or informal collaboration throughout the day.

The campus is designed to feel active, intentional, and engaging, supporting how people want to work today while reinforcing The Place at Willowbrook as a destination office environment.



Residential Concept ± 100 market rate, high end, modern units will be developed. **LIVE.**



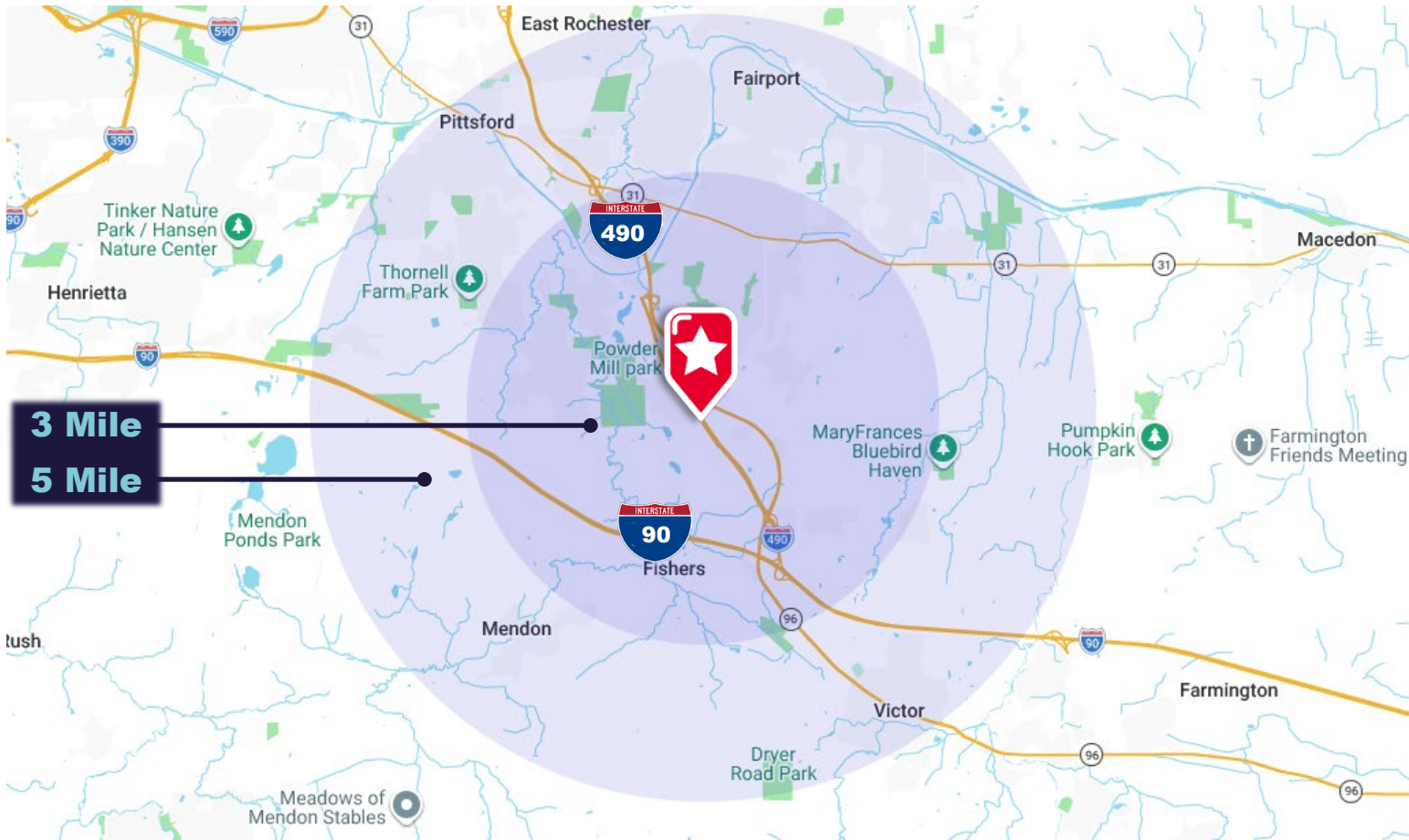
Community Plans to develop carefully curated landscaped common areas for collaboration among tenants and residents. **WORK.**



Entertainment Amenity rich concept with state of the art fitness facility, clubhouse, pool's and more. **THRIVE.**



LOCATION SUMMARY



Prime Location | Strong Demographics

DEMOGRAPHICS 5 Mi

69,252

POPULATION

\$158,890

AVERAGE HOUSEHOLD
INCOME

38,180

WORKING DAYTIME
POPULATION

46.2

MEDIAN AGE

28,882

Households

77.8%

Associates or Higher

The Place at Willowbrook

Major Tenant Here

The Residences at Willowbrook

Future Tenant Name Here

Future Tenant Name Here

Future Tenant Name Here

Future Tenant Name Here

John J. Manilla

Real Estate Broker

+1 585-248-9426 ext 321

jmanilla@pyramidbrokerage.com

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