



FOR SALE OR LEASE

± 12,520 SF FLEXIBLE OFFICE/MEDICAL SPACE AVAILABLE

EXCLUSIVE CONTACT

James Manilla

Real Estate Salesperson

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Fairport, New York 14450

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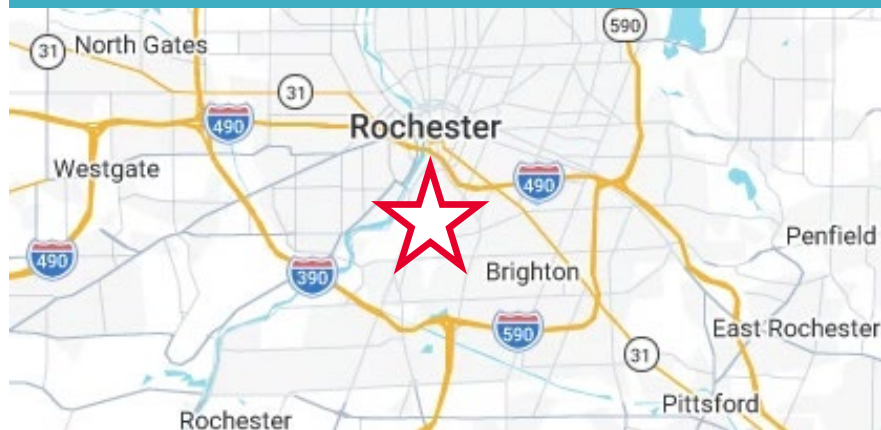
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Property Highlights

- ±12,520 SF two-story building on ±1.07 acres in Rochester, NY, available for sale or lease
- Built in 1962, flexible layout suited to medical, office, creative office, or educational users
- One passenger elevator supporting multi-floor operations
- Existing kitchen and on-site playground
- On-site surface parking for staff and visitors
- Adjacent to Highland Park
- Within Rochester's major medical corridor, near Highland Hospital, Strong Memorial Hospital, and the University of Rochester
- Ideal for medical/office or daycare users seeking a well-connected location in Rochester's core healthcare district

LOCATION MAP

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

200 Highland Drive Demographic Summary



**17,751
POPULATION**
5 Minute Drive Time



**\$57,438
MED HH INCOME**
5 Minute Drive Time



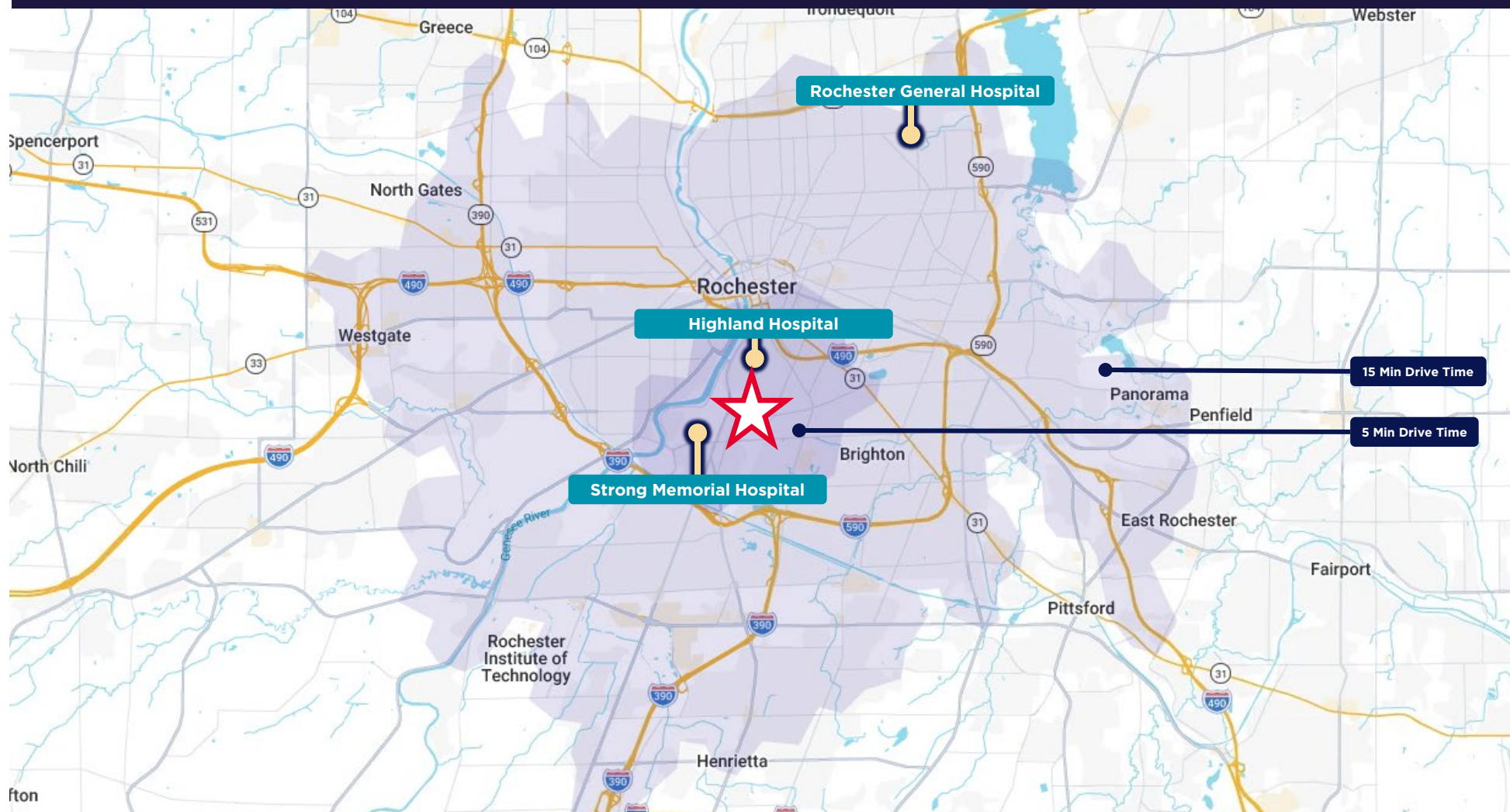
**17,877
Daytime
Population**
5 Minute Drive Time



**384,123
Daytime
Population**
15 Minute Drive Time

**9,555
Total Households**
5 Minute Drive Time

**133,482
Total Households**
15 Minute Drive Time



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