

# 300 CANAL VIEW BOULEVARD



moore corporate real estate



## **FOR SALE: 90,000 SF CLASS 'A' OFFICE BUILDING**

- **Address:** 300 Canal View Boulevard, Rochester, NY 14623
- **Location:** Located in the Canal View Office Park, near the corner of South Winton and Brighton Henrietta Townline Road
- **Town/County:** Town of Brighton, Monroe County
- **Tax Account ID:** 149.16-1-5.30
- **Year Built:** 1990
- **Zoning:** TOP – Technology & Office Park
- **Lot Size:** 7.40 Acres
- **Building Size:** 90,531 SF (3 floors & a fully leasable lower level)
- **Parking:** Ample, on-site parking for 300 cars
- **Elevator:** Two (2) Otis elevators
- **Sprinkler Coverage:** Full sprinkler coverage for ordinary hazard.
  
- **Space Description:**
  - 1<sup>st</sup> Floor: 22,581 SF - Vacant
  - 2<sup>nd</sup> Floor: 22,581 SF - Vacant
  - 3<sup>rd</sup> Floor: 22,581 SF – Fully leased to Sikorsky
  - Lower Level: 22,788 SF – 18,728 SF leased to Sikorsky
  
- **Building Description:** Outstanding opportunity to purchase and occupy a three (3) story Class A building with a triple A tenant leasing 41,309 SF including most of the lower level.
  
- **Tenants:** **Sikorsky Aircraft Corporation**

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