

Canal Ponds Business Park

18,050 SF Class A Office Building

110 Marina Drive
Rochester, NY 14626

Owner Occupier Opportunity - 9,000 SF Available On Second Floor



Offering Overview

CBRE Upstate NY is pleased to offer 110 Marina Drive for sale or lease. This Class A office building is suitable for medical or corporate office space and currently has 9,000 square foot available for lease on the second floor. Located in an attractive mixed-use setting, the property offers convenient access to local amenities and regional expressway access via I-390.

Offering Details

- + 9,000 SF Available For Lease
- + Purchase Opportunity for Investor or Owner Occupier
- + Lease Rate: \$16.50/SF + Estimated Net Charges \$5.00/SF
- + Sale Price: \$2,900,000



Property Overview

- + 18,050 SF Class A office building
- + Built in 1997 and renovated in 2017
- + 9,000 square feet of available space on the second floor (full floor)
- + Convenient, ample parking
- + Suitable for a wide variety of potential uses including medical office or corporate office
- + Secured building with 24-hour access
- + Convenient location Near I-390
- + Close proximity RRH Unity Hospital
- + Minutes from numerous amenities with hotels, daycare and retail located in Canal Ponds

Contact Us

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CBRE Upstate NY

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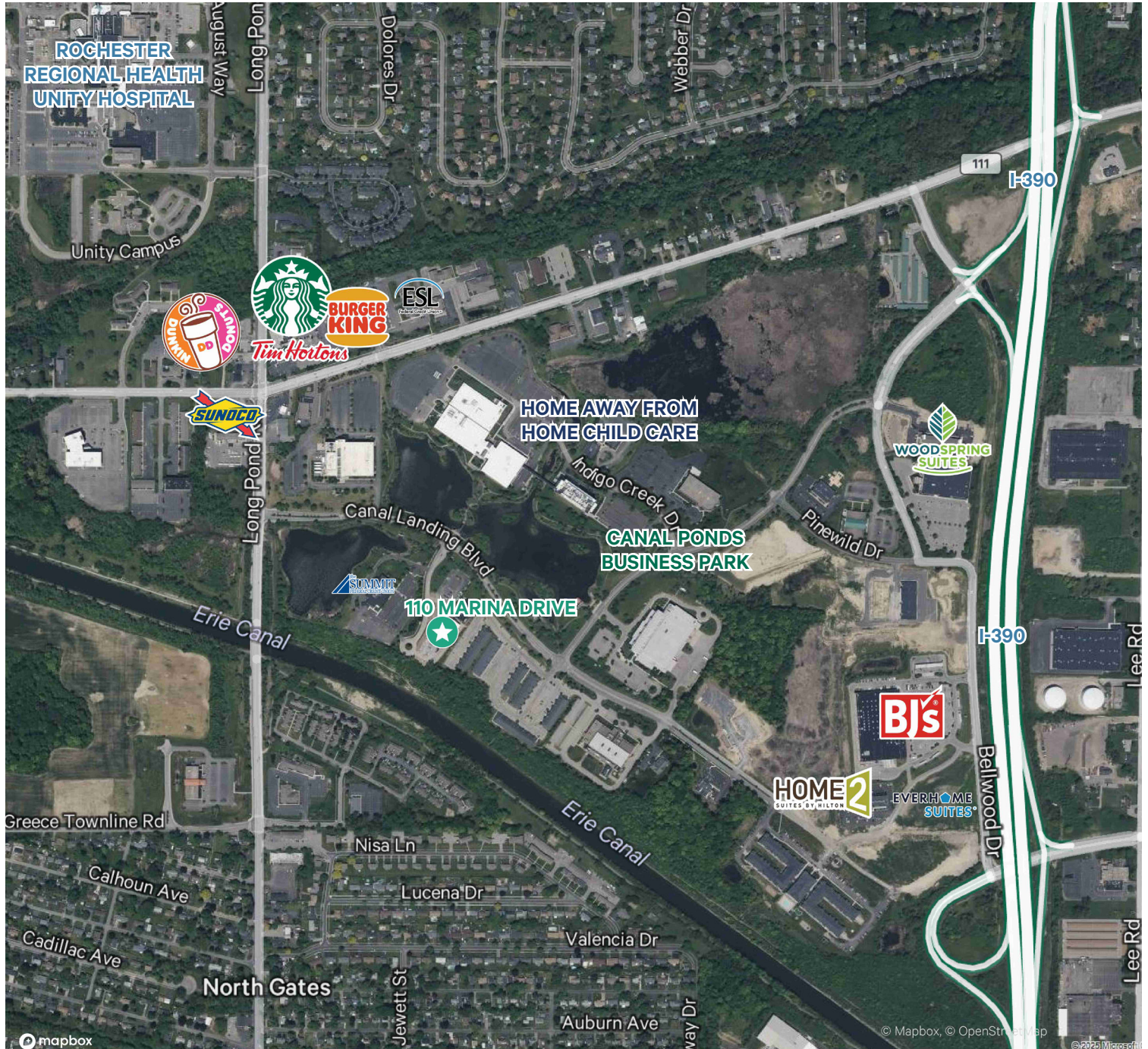
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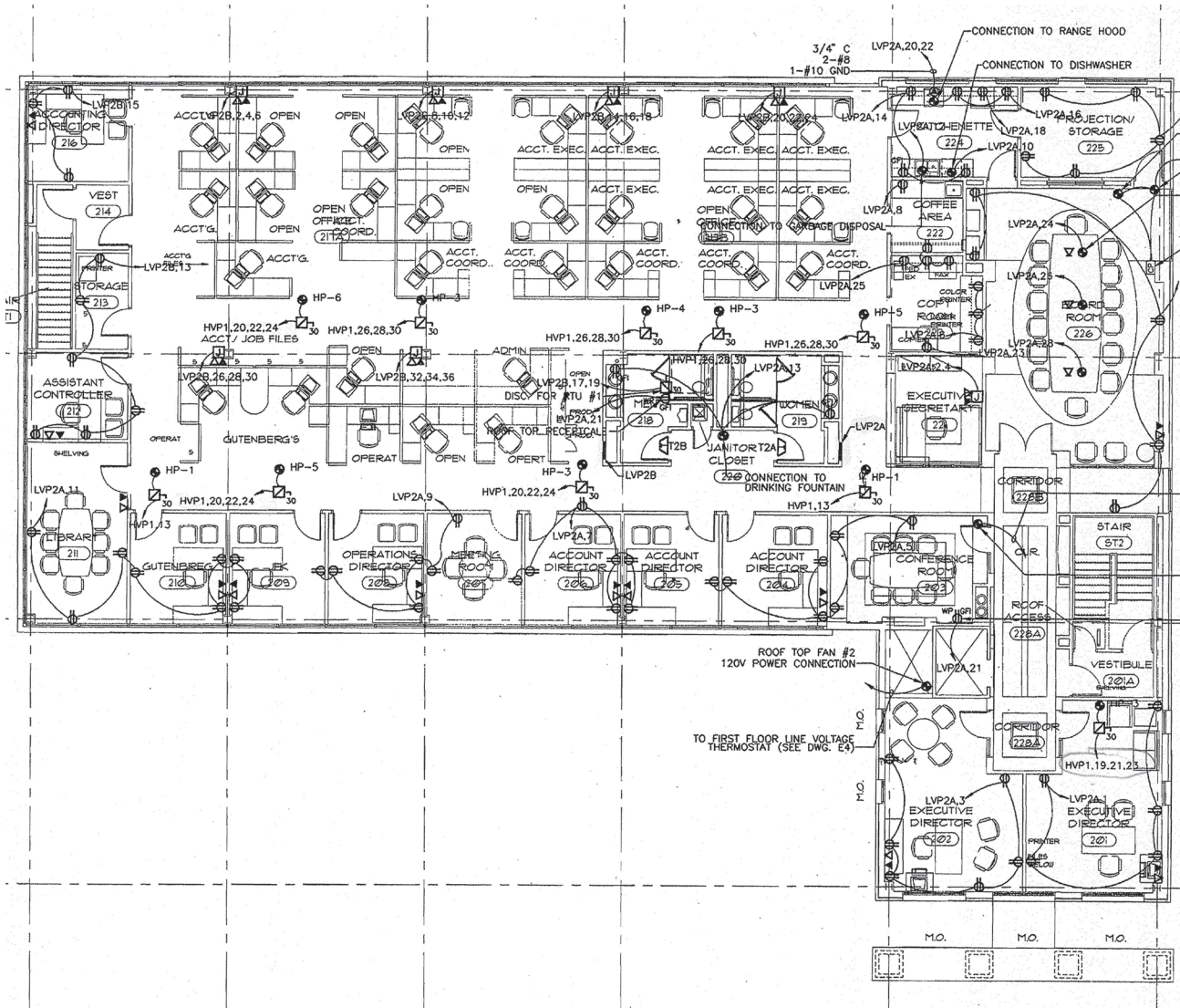
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