

120 ERIE CANAL DRIVE



OFFICE SPACE FOR LEASE

- **Address:** **120 Erie Canal Drive, City of Rochester, New York**
- **Location:** Located in an office park between Ridgeway Avenue and the Erie Canal, just west of the Long Pond Road intersection, property offers convenient access to I-390 expressway. This location offers convenient access to numerous retail amenities in the direct vicinity.
- **Town/County:** Town of Greece, Monroe County, New York
- **Building Size:** 31,500 Total Square Feet
- **Site Size:** 2.06 Acres
- **Year Built:** 1993
- **Building Type:** Three story masonry, steel, and glass office building featuring open, flexible +/- 10,000 SF floor plates. The building features direct access from the parking areas to the finished tenant spaces.
- **Available Space:**
 - 1st Floor: 800 SF and 1038 SF units (can be combined) -
 - 2nd Floor: 4793 SF unit
 - 3rd Floor: 8047 SF available
- **Rental Rate:** **\$17-19 psf, Modified Gross (smaller units vary)**
- **Parking:** Abundant parking in common at adjacent surface lot
- **Security:** Yes
- **Sprinklers:** Full sprinkler coverage for ordinary hazard
- **Property Description:** 31,500 SF three-story professional/medical office building. Owner has recently upgraded common lobbies, restrooms, stairways and will accommodate your office needs by building out space to your specifications. Landlord does have the ability to move tenants around and lease larger blocks of space.

