



400 WEST AVE

 400 WEST AVENUE | ROCHESTER, NY 14611

262,076 ± SF
INDUSTRIAL/FLEX
FACILITY

91.7% OCCUPIED
IN-PLACE
CASH FLOW

RG&E & AT&T
ANCHOR TENANTS
SINCE 1993/94

OFFERING SUMMARY

400 WEST AVE | ROCHESTER, NY 14611



PROPERTY OVERVIEW

Caliber Commercial Brokerage is pleased to present **400 West Avenue**, a mission-critical industrial and office facility located in Rochester, Monroe County, NY. Anchored by **Rochester Gas & Electric (RG&E)** and complemented by **AT&T** and **Action for a Better Community**, the property offers a strong mix of utility, telecommunications, and community-service tenancy.

Spanning 262,076 SF $\pm$ on 18.3 acres $\pm$, the property is 91.72% occupied and features 14 drive-in doors, 2 loading docks, and 323 parking spaces. RG&E has occupied the site since 1993 and recently extended its lease through January 2032, investing over \$80 million in infrastructure upgrades-including a second power feed for redundancy - underscoring its long-term reliance on the facility as its primary staging site for a nine-county service area.

AT&T has been a tenant since 1994 with a lease through February 2028, while **Action for a Better Community**, a non-profit serving the region's social service needs, occupies 42,111 SF across multiple suites with a lease through November 2030 - further diversifying the property's tenant base.

The property benefits from immediate access to I-390 and I-490 and close proximity to the Greater Rochester International Airport, providing strong regional logistics connectivity.



PROPERTY SUMMARY

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BUILDING OVERVIEW

Property Address	400 West Avenue, Rochester, NY 14611
County	Monroe
MSA	Rochester
Property Type	Industrial/Office
Building Size	262,076 ± SF
Lot Size	18.3± Acres
Year Built	1940
Occupancy	91.72%
Parking	323 Spaces
Stories	3
Zoning	M-1 (Industrial)
Utilities	Electric/Water/Sewer/Natural Gas

STRUCTURAL

Foundation	Slab-on-grade concrete foundation
Roof	Ballast single-ply membrane and sawtooth-style
Facade	Brick and CMU
Ceiling Height	Varies by section: 16–20 feet
Loading	14 Drive-Ins & 2 Docks

BUILDING SYSTEMS

HVAC	Roof-top package; water source heat pumps
ELECTRICAL	Four-wire, three-phase power with redundant feeds from RG&E
ELEVATOR SERVICE	Two (2) hydraulic passenger elevators; One (1) traction cable elevator with 1,000 lb. capacity
FIRE PROTECTION	Wet & dry-pipe sprinkler system; central fire alarm panel



TENANT OVERVIEW

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ANCHOR & MAJOR TENANTS



RG&E, An Avangrid company

Industry: Utilities

Suite 1 & 56 · 166,756 SF

Least Start: 12/1/1993

Lease Expires: 1/31/2032

RG&E is a critical energy provider serving a nine-county area around Rochester. At 400 West Ave, RG&E occupies 63.6% of RBA and recently extended its lease through 2032, having invested \$80M in infrastructure upgrades.

RG&E is a subsidiary of Avangrid, Inc. (NYSE: AGR), rated A- by S&P.

PARENT COMPANY

Avangrid, Inc.

NYSE: AGR · S&P rating: A-

Sustainable energy company managing \$44B in assets across 24 U.S. states, operating regulated electric and gas utilities (Avangrid Networks) and 7.1 GW of wind and solar capacity (Avangrid Renewables).

Ranked among JUST Capital's Top 100 companies and named one of America's Best Corporate Citizens.



AT&T

Industry: Telecommunications

Suite 2A & 2B · 15,599 SF

Least Start: 5/1/1994

Lease Expires: 2/29/2028

AT&T (NYSE: T, BBB+ rated), a global telecom leader, has occupied Suites 2A & 2B since 1994. Its long-term presence reinforces the property's tenant flexibility and adds stability to the building.



Action for a Better Community

Industry: Nonprofit / community services

Suite 1B, 3, 3C, 5 · 42,111 SF

Least Start: 9/1/2018

Lease Expires: 11/30/2030

ABC, a nonprofit focused on community development, occupies 42,111 SF across four suites. Its mission-driven operations diversify the building's tenant mix beyond traditional industrial and utility uses.

TENANT SUMMARY

Tenant	Leased SF	Rent PSF	Lease Expiration	Industry
RG&E	145,688	\$14.00	1/31/2032	Utilities
Action for a Better Community	1,800	\$10.50	11/30/2030	Non-profit
AT&T	11,524	\$16.45	2/29/2028	Utilities
AT&T	4,075	\$8.25	2/29/2028	Utilities
Action for a Better Community	22,147	\$11.50	11/30/2030	Non-profit
Action for a Better Community	1,412	\$10.50	11/30/2030	Non-profit
Flaum Management	14,009	\$5.00		Services
Action for a Better Community	16,752	\$10.52	11/30/2030	Non-profit
ABM Industry	1,900	\$10.74	MTM	Services
RG&E	21,068	\$14.00	1/31/2032	Utilities

RENT ROLL

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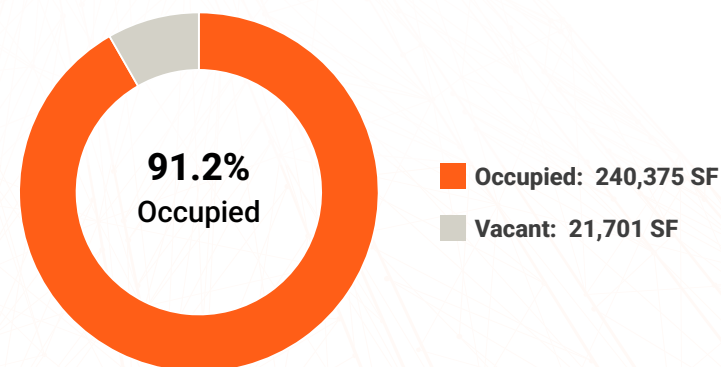
EXISTING RENT ROLL *As of 2/25/26*

TENANT NAME	UNIT	SF	LEASE START	LEASE END	LAST INCREASE	MONTHLY RENT	ANNUAL RENT	PSF ANNUAL
RG&E	1	145,688	12/1/93	1/31/32	2/1/26	\$169,969.33	\$2,039,631.96	\$14.00
Action for a Better Community	1B	1,800	10/30/18	11/30/30	12/1/24	\$1,575.00	\$18,900.00	\$10.50
AT&T	2A	11,524	5/1/94	2/29/28	3/1/26	\$15,796.26	\$189,555.12	\$16.45
AT&T	2B	4,075	5/1/94	2/29/28	3/1/26	\$2,803.14	\$33,637.68	\$8.25
<VACANT>	2C	8,401				-	-	-
Action for a Better Community	3	22,147	9/1/18	11/30/30	12/1/24	\$21,224.20	\$254,690.40	\$11.50
Action for a Better Community	3C	1,412	10/30/18	11/30/30	12/1/24	\$1,235.00	\$14,820.00	\$10.50
Flaum Management Company	4C	14,009	10/6/21			\$5,833.33	\$69,999.96	\$5.00
Action for a Better Community	5	16,752	10/30/18	11/30/30	12/1/24	\$14,692.01	\$176,304.12	\$10.52
ABM Industry Groups LLC	6	1,900	3/1/20	2/28/25		\$1,700.00	\$20,400.00	\$10.74
<VACANT>	7	13,300	-	-	-	-	-	-
RG&E Bldg.#56	56	21,068	11/1/01	1/31/32	2/1/26	\$24,579.33	\$294,951.96	\$14.00
Total		262,076				\$259,407.60	\$3,112,891.20	\$11.88

All financial information is deemed reliable but not guaranteed and is subject to change without notice. Buyers should independently verify all information prior to purchase

SUMMARY

Total Possible Rent (Monthly)	\$259,043
Occupied Unit Rent (Monthly)	\$259,043
Vacancy Rent (Monthly)	\$0
# of Units	12
Vacant Units	2
Occupied Square Footage	240,375
Total Square Footage	262,076
Occupancy %	91.72%



P&L STATEMENT

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2025 PROFIT & LOSS SUMMARY

INCOME

Rent - Commercial	\$3,094,097
Additional Rent	\$978,545
TOTAL INCOME	\$4,072,642

EXPENSES

Repair - CAM	\$56,842
Cleaning/Janitorial CAM	\$42,580
Pest Control CAM	\$1,043
HVAC CAM	\$32,604
Elevator Inspection & Maint. CAM	\$24,931
Landscaping CAM	\$7,738
Snow Removal CAM	\$32,277
Snow Removal Non-CAM (100% RG&E)	\$61,776
Roof R&M CAM	\$19,279
Sprinkler/Fire CAM	\$12,617
Security	\$50,949
Trash Disposal - CAM	\$14,842
Contract Labor CAM	\$121,782
Management Fees	\$122,179
Telephone	\$9,020
Total CONTSVC/RPRS & MAINT	\$610,459

TAXES & INSURANCE

Insurance	\$54,853
Real Estate Taxes	\$204,273
Total Taxes & Insurance	\$259,126

UTILITIES

Electricity - CAM	\$13,635
Gas - CAM	\$104
Water & Sewer CAM	\$1,114
Total Utilities	\$14,853

ONE-TIME ITEMS (EXCLUDED ABOVE & ADJACENT)

Insurance Proceeds Income	\$218,143
Expenses Associated with Insurance Claim	(\$13,089)
Repairs and Maintenance Expense	(\$48,931)
Total One-Time Items	\$156,123

TOTAL EXPENSE
\$884,438

NOI
\$3,188,204

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INVESTMENT HIGHLIGHTS

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➔ MISSION-CRITICAL INFRASTRUCTURE

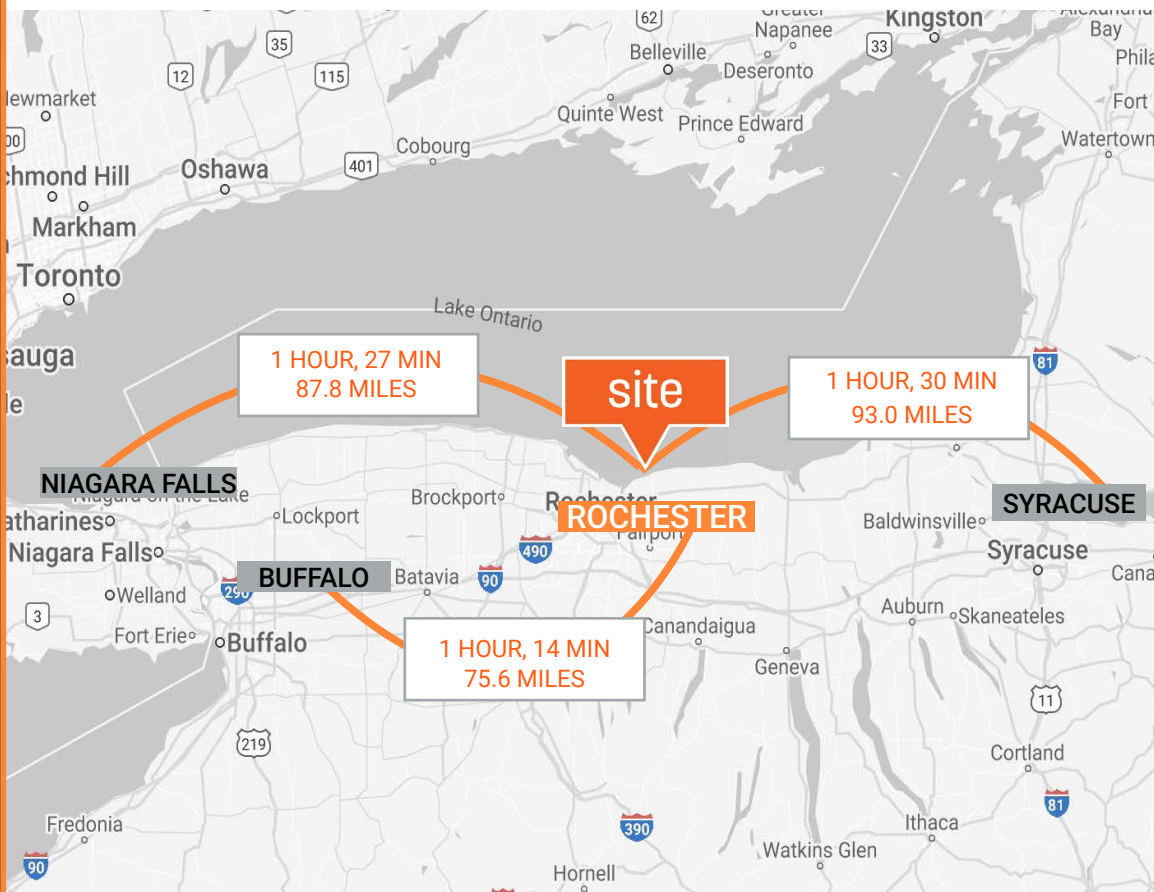
➔ ANCHOR TENANTS WITH LONG-TERM COMMITMENT

- **Existing Anchor Tenants:** RG&E, AT&T, and Action for a Better Community
- **Long-Term Credit Tenancy:** RG&E (since 1993, lease thru 2032) and AT&T (since 1994, lease thru 2028) together occupy 70% of RBA and contribute 80% of base rent
- **Mission-Critical Infrastructure:** RG&E has invested \$80M+ in site upgrades, including dual power feeds and diesel backup generators
- **Strategic Access:** Immediate proximity to I-390, I-490, and the Greater Rochester International Airport
- **Regional Utility Hub:** Serves as RG&E's primary staging facility for a nine-county service area
- **Diverse Tenant Mix:** Utilities, telecommunications, and nonprofit/community services, including Action for a Better Community (42,111 SF, lease thru 2030)
- **Investment Opportunity:** Stable, high-occupancy asset with long-term credit tenancy and assumable financing at a below-market fixed rate
- **Key Attributes:** Established mission-critical facility, strong tenant creditworthiness, and significant regional importance



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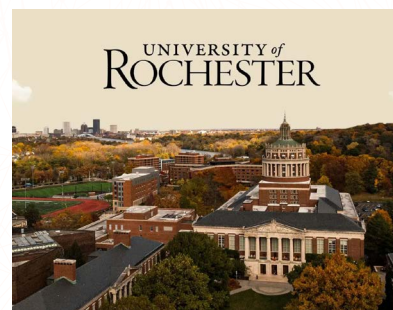


Rochester, NY is the anchor city of the Finger Lakes region and the **third-largest metro area in New York State**, sitting along the southern shore of Lake Ontario. Local businesses draw from a **deep regional workforce supported by advanced manufacturing, healthcare, technology, and training programs** through the **University of Rochester and Rochester Institute of Technology**. Major employers in the area include the **University of Rochester Medical Center, Wegmans Food Markets, and a strong base of optics, imaging, and photonics firms rooted in the region's Kodak and Xerox legacy.**



400 West Avenue also benefits from Rochester's position as a regional commercial and logistics hub, with **immediate access to I-390 and I-490 connecting the property to key transportation routes throughout western New York.** The site sits **minutes from the Greater Rochester International Airport**, which makes it easy to reach suppliers, custom-

ers, and markets across the Northeast. With a **skilled and stable labor pool, dependable infrastructure, and a diverse, resilient local economy**, Rochester offers long-term value for tenants seeking a practical, well-connected industrial/flex location.



SITE PLAN

400 WEST AVE | ROCHESTER, NY 14611



This site plan is provided for illustrative purposes only. Building footprints, parking areas, landscaping, and other site features are approximate and should not be relied upon as an exact representation of existing conditions. Prospective purchasers or tenants should independently verify all information.

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DEMOGRAPHIC SUMMARY

400 WEST AVE | ROCHESTER, NY 14611

10 mi Radius

5 mi Radius

3 mi Radius

1 mi Radius

10 Mile Summary



Population

600,200



Median HH Income

\$81,465



Households

260,332



Daytime Population

455,070

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,676	142,308	307,459
Median HH Income	\$48,067	\$53,728	\$64,986
Households	8,712	60,694	132,675
Daytime Population	15,699	126,203	262,983

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