



801 WEST AVE ROCHESTER, NY 14611

PARTIALLY LEASED
INVESTMENT/OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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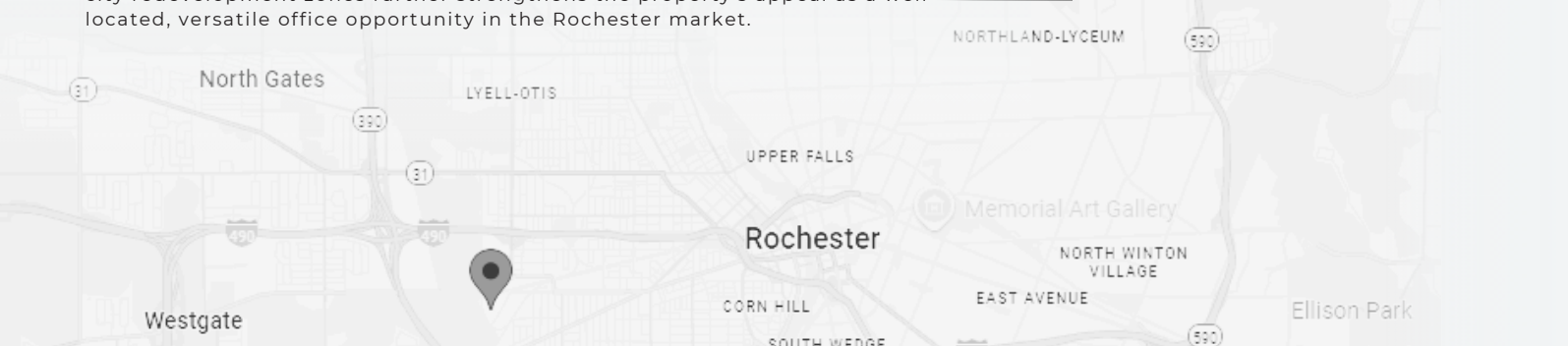
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EXECUTIVE SUMMARY

The office property at 801 West Ave in Rochester, NY offers a substantial 108,610 SF across three floors, complemented by a full basement and situated on 3.18 acres. The building contains 125 suites, of which 88 are leased, 12 are vacant, and 25 are currently deactivated, providing a mix of steady income and significant value-add or reconfiguration potential. With its strong occupancy base, the asset serves both investors seeking reliable cash flow and owner-users looking to occupy customizable space while benefiting from tenant revenue. Strategically positioned on West Ave, the property is less than five minutes from Downtown Rochester, I-490, and the Inner Loop, offering quick regional connectivity. It is also near major employers, retail corridors, and public transit routes, making it highly accessible for tenants and visitors. Proximity to the University of Rochester, Strong Memorial Hospital, and key city redevelopment zones further strengthens the property's appeal as a well-located, versatile office opportunity in the Rochester market.

THE OFFERING

Building SF	108,610 SF
Year Built	1920
Lot Size (Acres)	3.18
# of Suites	125



INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: The property sits minutes from Downtown Rochester, I-490, and the Inner Loop. It offers excellent access to major employers, transit routes, and surrounding commercial amenities.



Expansive Space: The building provides 108,610 SF across three floors plus a full basement. Its 3.18-acre site offers ample parking, site flexibility, and potential expansion options.



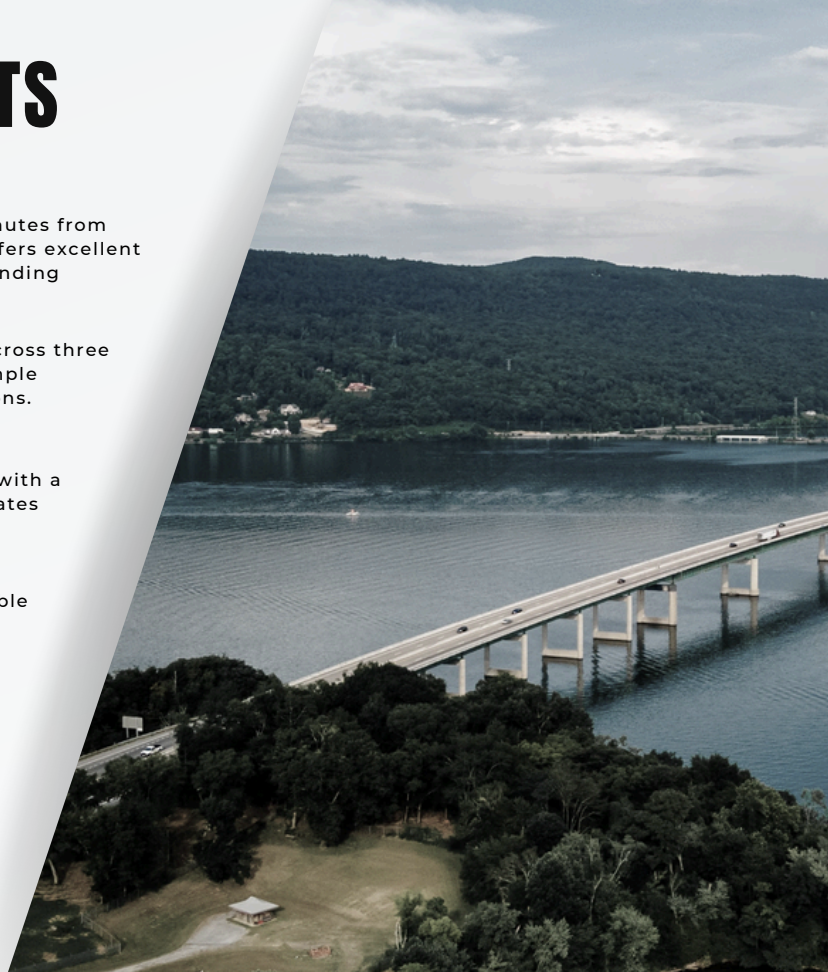
Strategic Features: The property includes 125 suites with a mix of leased, vacant, and deactivated units. This creates steady income with clear opportunities for lease-up, customization, or owner occupancy.



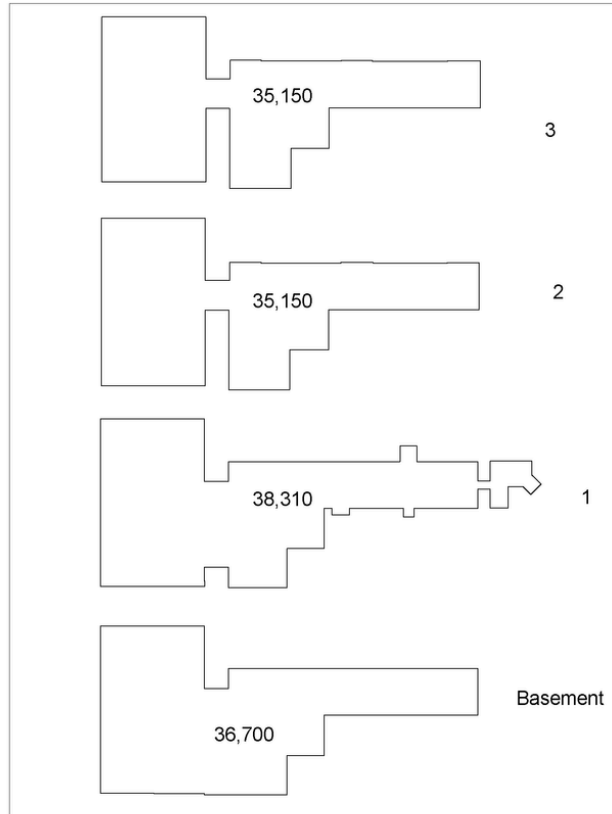
Industrial Infrastructure: The building features durable construction and strong utility capacity. The full basement adds usable support space for storage, operations, or mechanical needs.



Zoning Advantage: Flexible zoning allows a wide range of office, commercial, and institutional uses. The property's size and location also support long-term redevelopment potential.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$445,399	\$448,099	\$450,934	\$453,911	\$457,036	\$460,317
EFFECTIVE GROSS REVENUE	\$445,399	\$448,099	\$450,934	\$453,911	\$457,036	\$460,317
OPERATING EXPENSES						
PROPERTY TAX	\$28,868	\$29,445	\$30,034	\$30,635	\$31,248	\$31,873
INSURANCE	\$38,014	\$38,774	\$39,549	\$40,340	\$41,147	\$41,970
UTILITIES	\$36,362	\$37,089	\$37,831	\$38,588	\$39,539	\$40,147
TOTAL OPERATING EXPENSES	\$103,244	\$105,308	\$107,415	\$109,563	\$111,754	\$113,989
NET OPERATING INCOME	\$342,155	\$342,791	\$343,519	\$344,348	\$345,282	\$346,328

RENT ROLL

801 WEST AVE OFFICE RENT ROLL

88 SUITES \$37,117/MONTH

UNITS RANGE FROM \$150/MO TO \$4,500/MO



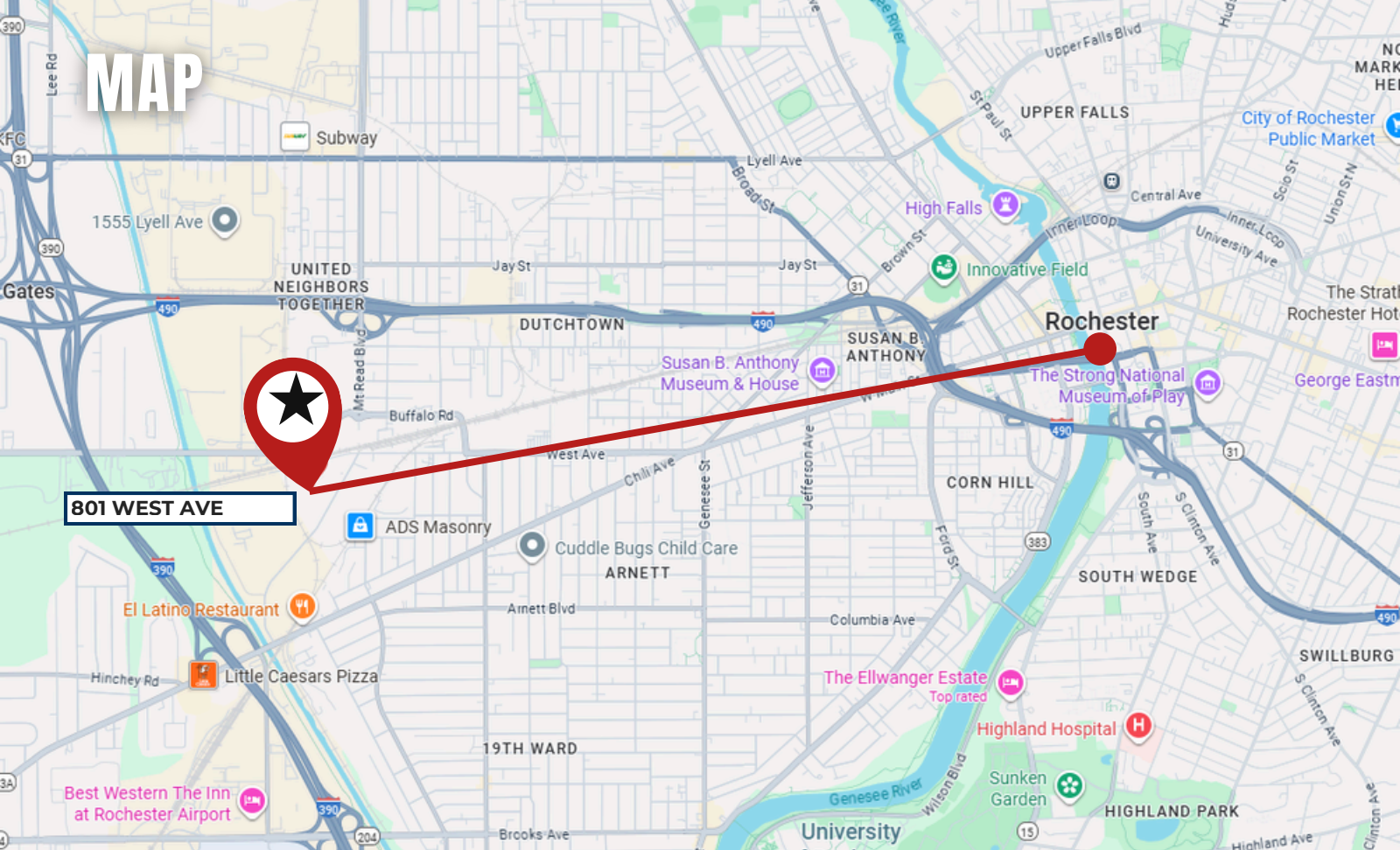
ABOUT ROCHESTER, NY

Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	19,769	136,211	309,734
2024 ESTIMATE	18,589	133,916	302,776
2029 PROJECTION	18,145	131,911	297,903
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,495	57,536	135,283
2024 ESTIMATE	7,026	56,851	132,382
2029 PROJECTION	6,850	56,030	130,209
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$40,916	\$57,108	\$67,280

MAP



801 WEST AVE

Rochester

Susan B. Anthony Museum & House

The Strong National Museum of Play

El Latino Restaurant

Little Caesars Pizza

Best Western The Inn at Rochester Airport

ADS Masonry

Cuddle Bugs Child Care
ARNETT

The Ellwanger Estate
Top rated

Highland Hospital

University

HIGHLAND PARK

Subway

UPPER FALLS

DUTCHTOWN

CORN HILL

SOUTH WEDGE

SWILLBURG

City of Rochester
Public Market

The Strat
Rochester Hot

George Eastm

19TH WARD

Brooks Ave

Columbia Ave

1555 Lyell Ave

Lyell Ave

Jay St

Jay St

Brown St

Upper Falls Blvd

High Falls

Innovative Field

Inner Loop
University Ave

Mt Read Blvd

Buffalo Rd

West Ave

Chill Ave

Genesee St

Jefferson Ave

Ford St

South Ave

S Clinton Ave

Hinchey Rd

ADS Masonry

Arnett Blvd

Columbia Ave

383

S Clinton Ave

S Clinton Ave

390

390

204

15

Highland Ave

Clinton Ave

Lee Rd
KFC
31
390
Gates
490
390
3A
4

NO
MARK
HEI
City of Rochester
Public Market
Union St
Central Ave
Inner Loop
University Ave
The Strat
Rochester Hot
George Eastm
31
490
31
383
490
SWILLBURG
S Clinton Ave
S Clinton Ave
Highland Ave
Clinton Ave

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