

186-188 NORTH WATER ST  
Rochester, NY 14604

FOR LEASE



## SUMMARY

|               |                              |
|---------------|------------------------------|
| Lease Rate:   | \$6 - 12 SF/yr (NNN)         |
| Available SF: | 3,000 - 14,000 SF            |
| Lot Size:     | 0.17 Acres                   |
| Zoning:       | CCD-R Center City Riverfront |

## OVERVIEW

7,000 square feet of professional office space available for lease on the main level, and an additional 7,000 square feet of office in the lower level. Formerly occupied by an engineering firm, there are a number of private offices, open areas with built in workstations and conference rooms. The basement can be divided into two suites ranging from approximately 3 - 4000 SF each depending on desired configuration.

The building is conveniently located next to the Inner Loop with easy access to the local highway system. There are several restaurants and other amenities within close walking distance, including Roc the Riverway development currently underway.

JOSEPH F. "JOE" ROWLEY, JR. JOSEPH L. ROWLEY (III)

585.299.2799 x1  
Joe@AnchorREA.com  
NY #10491204545

585.299.2799 x2  
Joseph@AnchorREA.com  
NY #10491211217

ANCHOR REAL ESTATE ADVISORS LLC

250 Mill Street Rochester, NY 14614  
585.299.2799  
AnchorREA.com

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## LEASE SPACES



### LEASE INFORMATION

|              |                  |             |                  |
|--------------|------------------|-------------|------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable       |
| Total Space: | 3,000 - 7,000 SF | Lease Rate: | \$6 - \$12 SF/yr |

### AVAILABLE SPACES

| SUITE       | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------------|-----------|------------------|------------|---------------|-------------|
| Main Level  | Available | 7,000 SF         | NNN        | \$12.00 SF/yr | Main Level  |
| Lower Level | Available | 3,000 - 7,000 SF | NNN        | \$6.00 SF/yr  | Lower Level |



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## PHOTOS & HIGHLIGHTS



### HIGHLIGHTS

- 14,000 SF Professional office total
- 7,000 SF on the main floor with 7,000 SF on the lower level
- Combination of private offices, open areas and conference rooms
- Cafe's, Restaurants and other amenities nearby
- Close to Roc the Riverway developments
- Convenient downtown Rochester location adjacent to inner loop expressway
- Walking distance to transit center and train station

