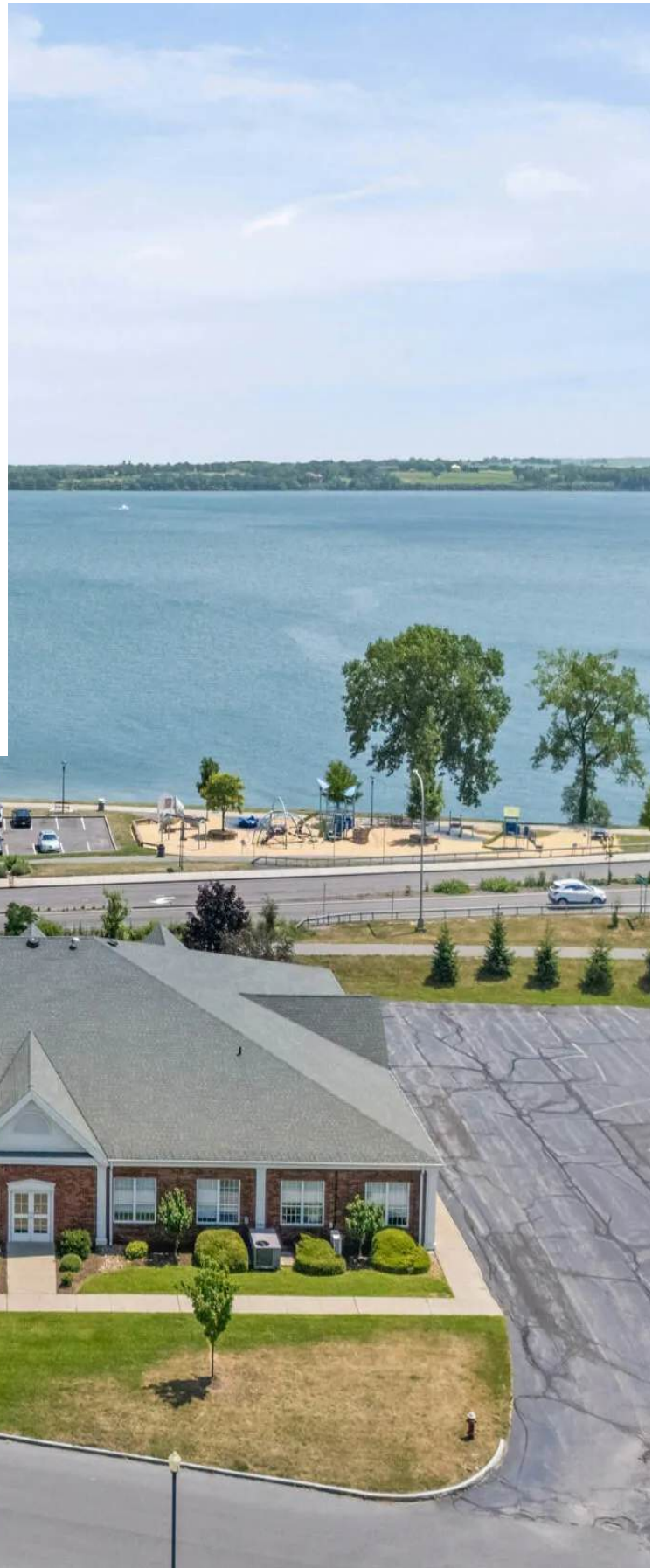


FOR LEASE

Versatile Office Space

70 Elizabeth Blackwell
Street, Geneva, NY
14456

OFFERING MEMORANDUM



ALLYSON ADAM-ANDERSON

Licensed Associate Real Estate Broker
585.967.0579
allyson@yaman.com

MERCEDES BRIEN

Licensed Real Estate Salesperson
585.330.4890
mbrien@yaman.com





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Office Building For Sale & Lease

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

Office Building For Sale & Lease



PROPERTY DESCRIPTION

6,000 SF office/retail space in Geneva’s Central Business District, directly across from Seneca Lake. Flexible CB zoning supports medical, spa, fitness, office, and retail uses. The space includes a large reception area, private offices with lake views, bullpen workspace, and turnkey build-out options.

The property offers 97 parking spaces, central air, security, and sprinkler systems. Within walking distance to Geneva General Hospital, Hobart and William Smith Colleges, Seneca Lake State Park, and downtown amenities, this location combines accessibility with scenic appeal and strong economic impact from tourism and local institutions.

PROPERTY HIGHLIGHTS

- 6,000 SF Office/Retail space on the 1st floor with turnkey build-out options.
- Flexible CB zoning allows medical, spa, fitness, office, and retail uses.
- Private offices, large reception area, and bullpen with lake views.
- 97 surface parking spaces, wheelchair accessible, central air, security, and sprinkler system.
- Directly across Seneca Lake and Seneca Lake State Park with walking/biking paths and amenities.
- Close to Geneva General Hospital, Hobart & William Smith Colleges, and downtown.

OFFERING SUMMARY

Lease Rate:	\$16 – 20 SF/yr (MG)
Available SF:	6,000 SF
Lot Size:	1.4 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	476	1,300	3,273
Total Population	840	2,644	7,624
Average HH Income	\$75,054	\$82,241	\$91,332

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PROPERTY DESCRIPTION

Office Building For Sale & Lease



PROPERTY DESCRIPTION

70 Elizabeth Blackwell -Central Business Zone Space for Lease.

Well maintained retail /office space with lake views – Overall space is 6,000 square feet, leasing for \$16-\$20/ SqFt. includes CAM, and a portion of utilities. Presently 2 sides are approximately 3,000 SqFt. on each . Large reception area and employee breakroom. Tenant Allowances shall be considered for 5- 10-year leases. Parking lot has 97 spaces.

Central Business makes it ideal for Spa, medical, fitness, office administrative purposes or recreation retail. Please see the floor plan and Zoning uses attached for more information.

The tourism on the northern end of Seneca Lake across the street is a premier lakeside destination, one of the primary hubs of Ontario County Visitors bring in \$260 million as a direct economic impact.

Close to Geneva General Hospital, part of U of R Medical Finger Lakes caring for 175,000 outpatients and Hobart William Smith College encompass over 2,000 students and staff, impacting the local economy.

Within walking distance are amenities: Seneca Lake State Park and Finger Lakes Welcome Center, providing a great place to work and play. Offering walking / biking, cream, docks and downtown eateries.

10,000 AADT as Geneva has a traditional mix of Culture, Civic and government. Central Business has generous zoning, list of allowable uses can be provided. Well maintained by the landlord, it has A/C, a security, alarm and fire sprinkler system. Consumers are mainly metro vibe types, with Medium HH income of \$74,868.

LOCATION DESCRIPTION

Across from Seneca Lake Park: bike and walking paths, kayaking, ice cream – fun place to work and play.

PARKING DESCRIPTION

97 Surface Parking Spaces.

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COMPLETE HIGHLIGHTS

Office Building For Sale & Lease



PROPERTY HIGHLIGHTS

- 6,000 SF office/retail space on the 1st floor, divisible into two 3,000 SF suites.
- Flexible CB zoning allows medical, spa, fitness, office, and retail uses.
- Large reception area, breakroom, private offices, and bullpen with lake views.
- 97 parking spaces; central air, security, alarm, and sprinkler systems.
- Across from Seneca Lake and State Park, near walking/biking paths and downtown eateries.
- Close to Geneva General Hospital, Hobart & William Smith Colleges, with strong tourism and local economic impact.



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ADDITIONAL PHOTOS

Office Building For Sale & Lease



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Location Information

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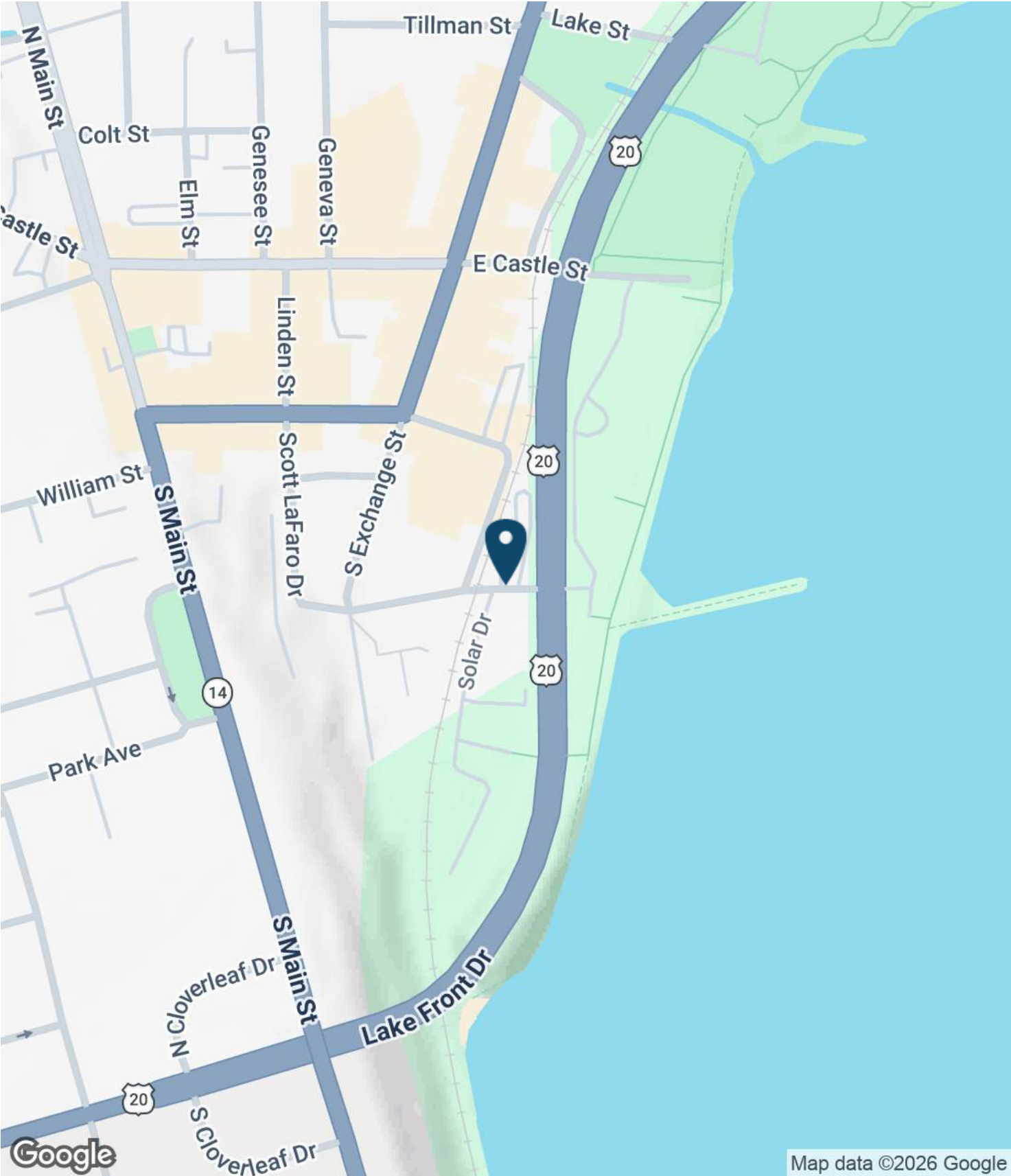
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LOCATION MAP

Office Building For Sale & Lease



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RETAILER MAP

Office Building For Sale & Lease



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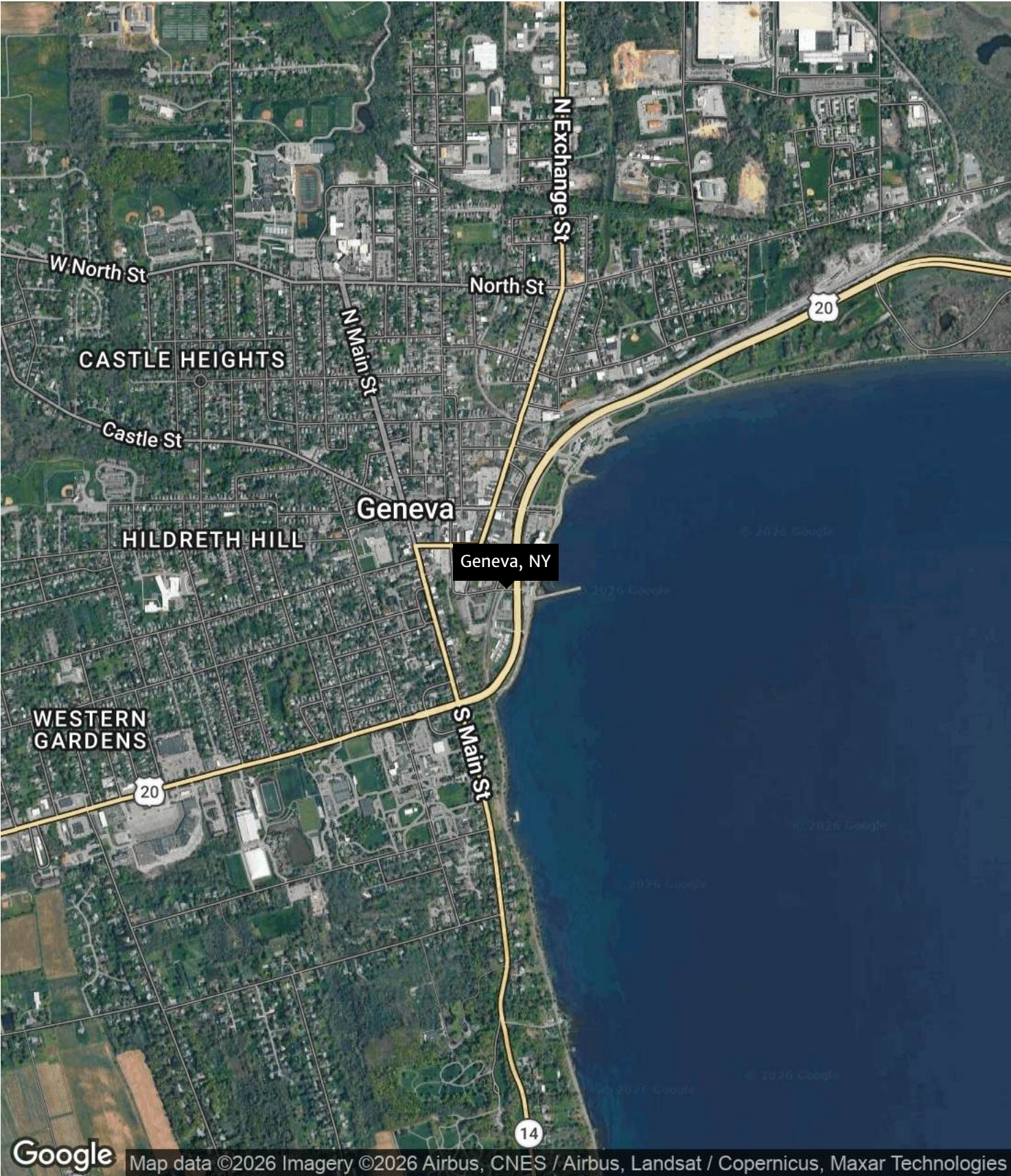
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REGIONAL MAP

Office Building For Sale & Lease



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Demographics

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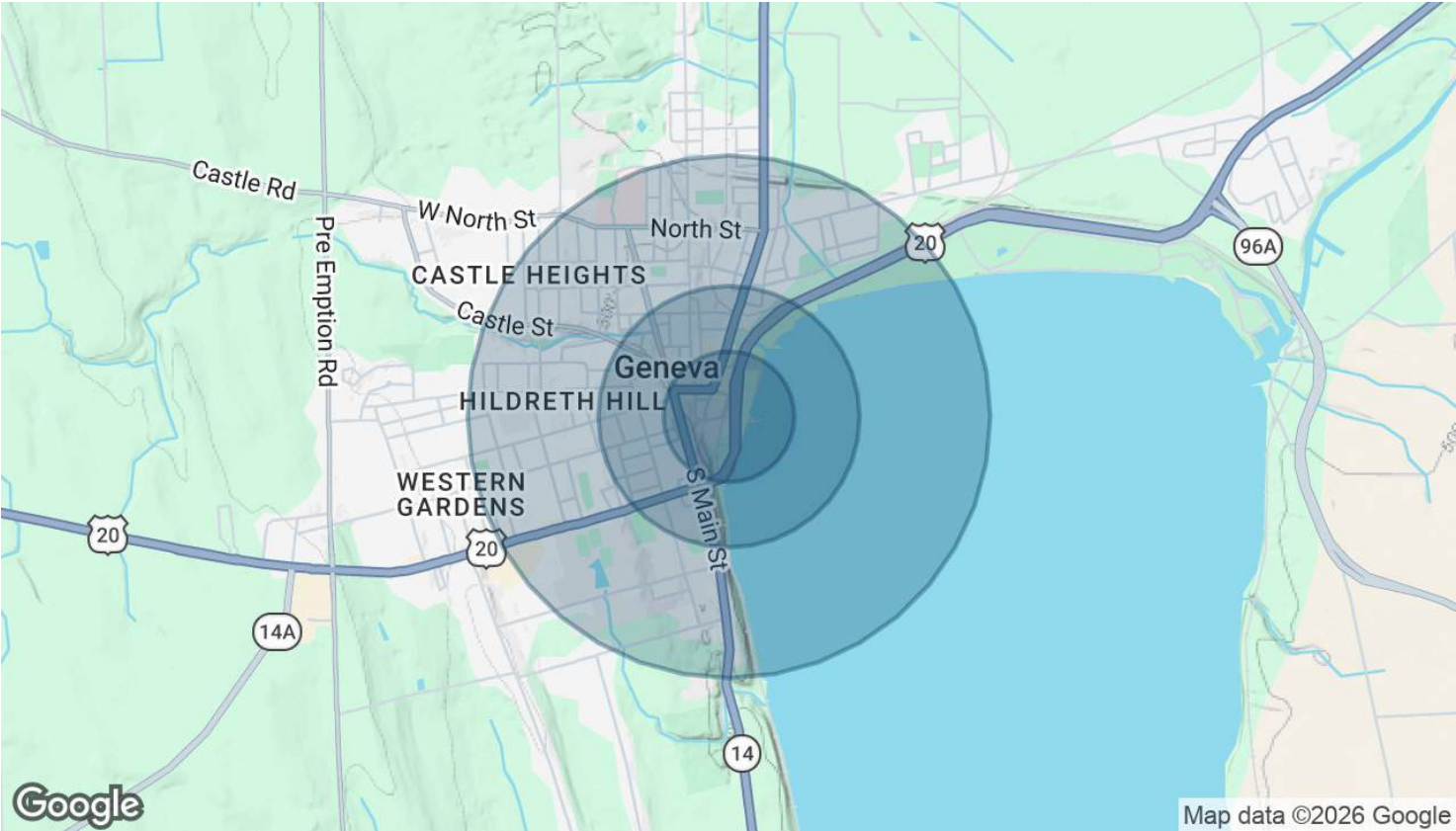
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DEMOGRAPHICS MAP & REPORT

Office Building For Sale & Lease



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	840	2,644	7,624
Average Age	46.0	41.5	38.3
Average Age (Male)	45.5	40.8	37.4
Average Age (Female)	47.8	44.2	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	476	1,300	3,273
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$75,054	\$82,241	\$91,332
Average House Value	\$133,472	\$134,890	\$151,933

2023 American Community Survey (ACS)

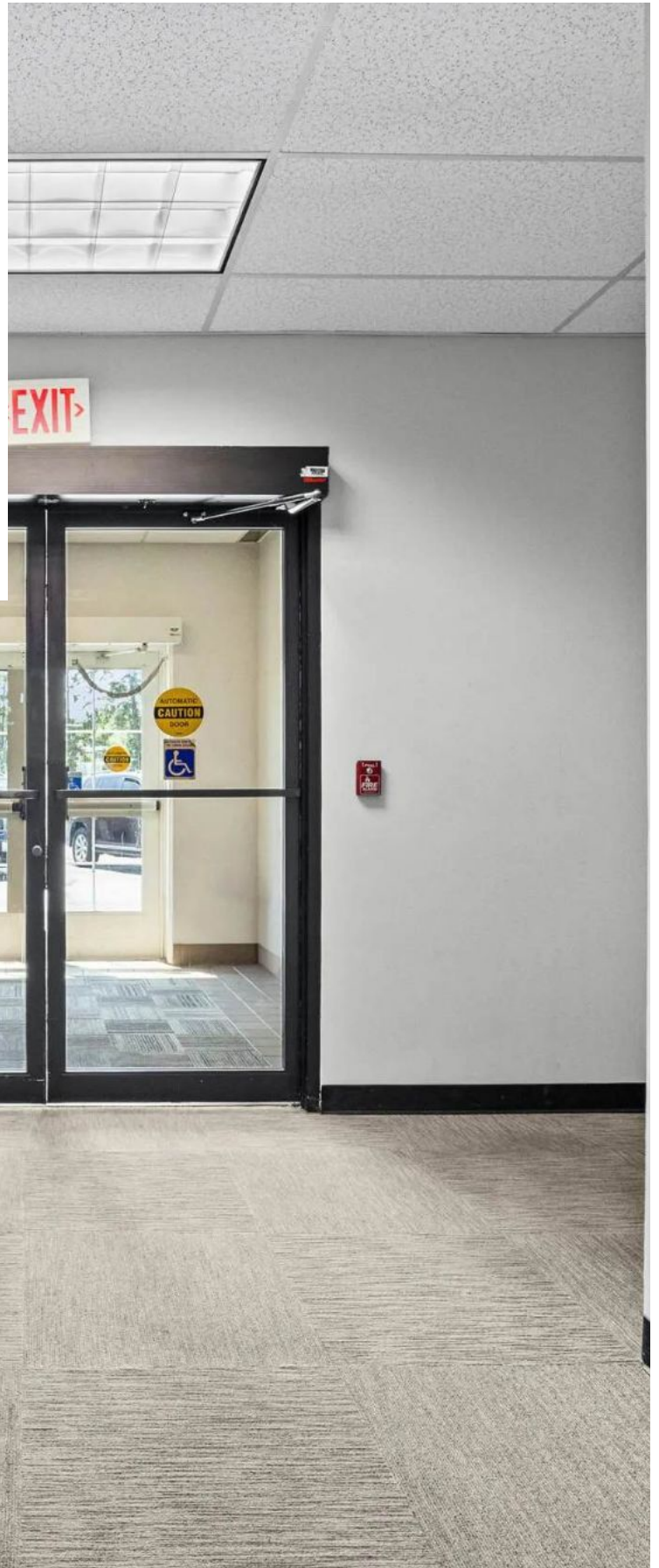
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Advisor Bios

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ADVISOR BIO



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As a resident of the Finger Lakes Region, I enjoy spending time outdoors kayaking, hiking, and capturing the beauty of the area through photography. My connection to the community runs deep, shaped not only by where I live but also by years of public service as a Town Councilwoman, where I've served on various boards including comprehensive master planning initiatives.

Backed by over 25 years in real estate and investment, I bring a comprehensive 360-degree approach to real estate and asset strategy. My background spans architectural design firms, multi-family property management, investment property renovation, and hands-on rehabilitation work, along with expanded experience in manufactured home parks and boutique motels. This broad foundation allows me to identify opportunities, maximize asset potential, and guide clients through every stage of the property lifecycle with confidence and insight.

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I have been a Commercial Real Estate Professional for almost 30 years. I have represented local, national and international companies in completing sale and lease transactions of industrial, retail, office, land and investment properties. I specialize in Industrial and redevelopment opportunities.

I consider the redevelopment change of use of a vacant property is not just the renovation of one building, but as the revitalization of a neighborhood, has assisted in bringing life back to many areas.

My investigative nature and previous analyst experience prompt's me to ask the right questions to ensure that my clients' needs are not just met but exceeded. I believes that to close a real estate transaction, every parity is an important piece of the real estate puzzle. This includes economic development, financial institutions, title agencies, engineering firms, etc. Communication and teamwork are needed when entering into any potential transaction.

I have served as a member of the New York State Commercial Association of Realtors (NYSCAR) since 1999. I was a board member from 2003 to 2016 of the Rochester Area Chapter of NYSCAR, serving as President in 2014. Since 2014 I have been on the state board of NYSCAR and will be serving as President in 2026. I have the honor of being named Commercial Realtor of the Year for both the Rochester Chapter in 2015 and the State In 2018.

EXPERIENCE

- Providian Bancorp, Philadelphia, PA Corporate Quality Analyst
- The Sutherland Group, Rochester, NY ISO Document & Data Coordinator
- CitiBank Student Loans, Rochester, NY Manager Priority Service Department
- Bowles and Bowles, Industrial Real Estate – Sales agent
- First Realty Company, Commercial real Estate Brokerage – Sales agent
- Nothnagle Commercial Realtors, Manager of Commercial Division
- Mission Commercial Realty, Sales Agent
- Coldwell Banker Commercial Custom Realty
- Yaman Commercial Industrial

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