

# 109 S Union St

Rochester, NY 14607



**Available For  
Lease/Sale**

**5 Space**

**#3B - 315**

**#4A - 2,702 SF**

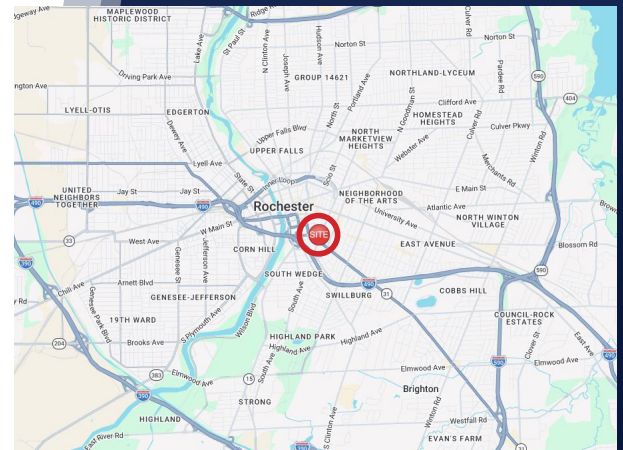
**#4B - 741 - 3,443**

**#4C - 880 SF**

**#4D - 440 SF**

## Overview

South Union St is a 4-Story 37,000 +/- SF office building located in the desirable East End of Downtown Rochester. The property includes covered parking as well as 2 adjacent surface lots. 109 South Union is situated near the corners of Monroe Ave and South Union St and backs up to the Inner Loop making it a highly trafficked area. Within walking distance to dozen of shops and restaurants, its the perfect place for your business!



## Highlights

- Ideal Office or Retail Space
- Turn Key Space with Modern Amenities
- Walking Distance from the Neighborhood of Play
- 45 Surface Parking Spaces, 48 Covered Parking Spaces





Demographics	1 Mile	3 Mile	5 Miles
Population	34,620	204,702	307,117
Households	18,823	89,052	134,728
Average HH Income	\$83,939	\$79,540	\$88,030
Average Age	34.8	33.8	35.9



## Building Relationships. Creating Spaces.