

FOR LEASE

MEDICAL OR TRADITIONAL OFFICE OPPORTUNITY

Property Highlights

- Crosskeys Office Park is located on Rt 31 in the Town of Perinton, just east of Route 250. The park offers easy access to I-490 and the NYS Thruway (I-90) and is close to retail amenities including: Eastview Mall, Wegmans, LA Fitness, Starbucks, and numerous other restaurants and retailers.
- Turnkey Office/Medical space
- Space features a reception area, multiple private bathrooms, and private offices, exam rooms, and a breakroom
- New building and park signage
- Complimentary tenants and practitioners within the campus such as dentists, pediatricians, and other professionals.
- Located within the Town of Perinton and highly accessible from other Greater Rochester communities

Available Spaces

Suite 170	3,787 ± SF
Suite 150	1,158 ± SF



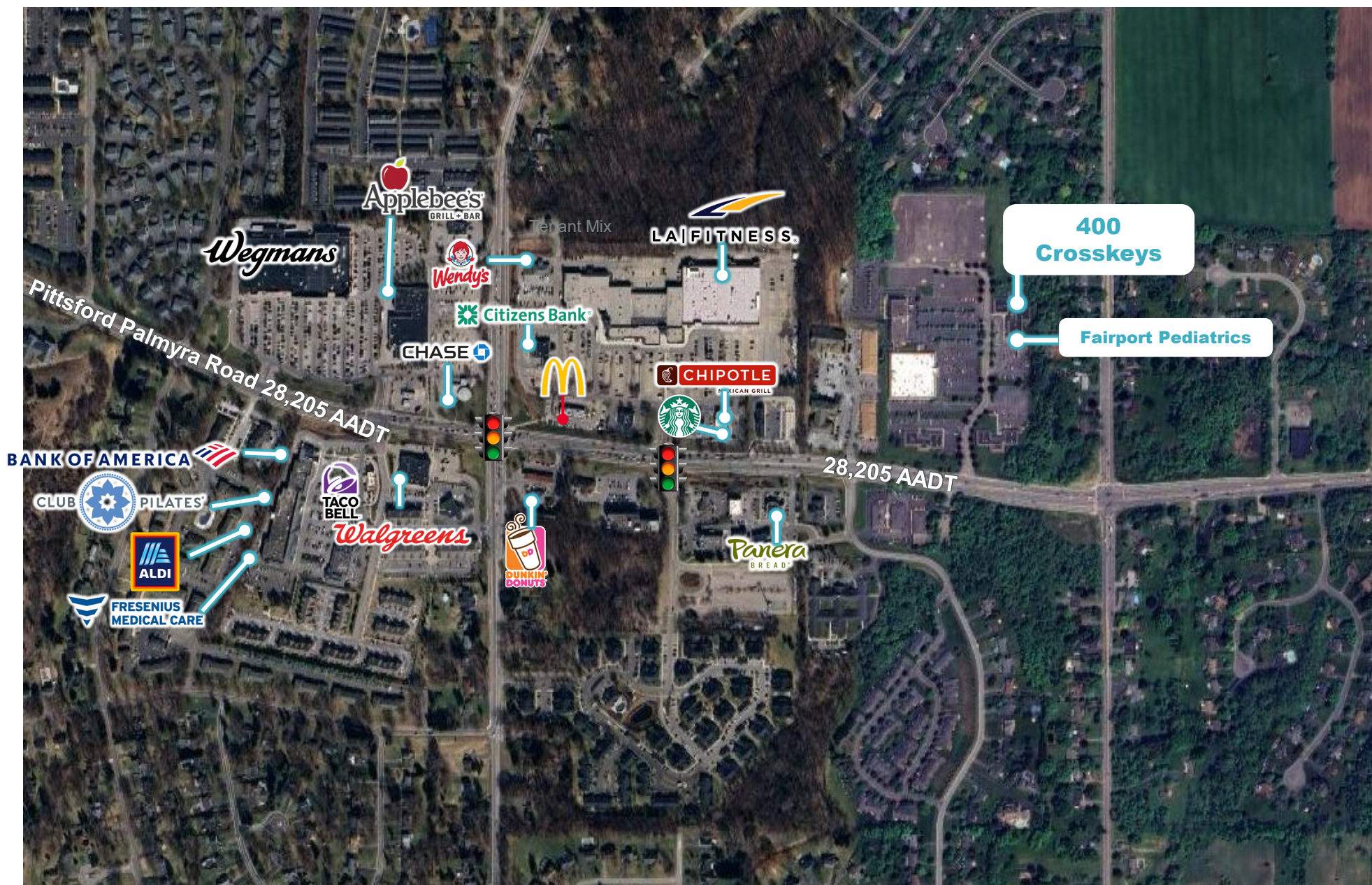
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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

100 Crosskeys Office Park Demographic Summary



**40,219
POPULATION**
Within 3 Miles

**138,833
POPULATION**
Within 5 Miles



**\$83,366
AVG. HH INCOME**
Within 3 Miles

**\$101,132
AVG. HH INCOME**
Within 5 Miles



**14,596
HOUSEHOLDS**
Within 3 Miles

**56,325
HOUSEHOLDS**
Within 5 Miles



**33.9
AVG. AGE**
Within 3 Miles

**36.2
AVG. AGE**
Within 5 Miles

