

Lease

40 University Avenue
40 University Ave Rochester, NY 14605



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (Gross)
Building Size:	75,500 SF
Available SF:	2000-2200 SF
Number of Units:	1
Year Built:	1920
Renovated:	2015
Zoning:	CCD

PROPERTY OVERVIEW

2nd floor walk up office/creative loft space, total of 2200 SF, consists of 4 individual offices, copy room, on site parking for 15 cars, additional parking is available.

PROPERTY HIGHLIGHTS

- Open Floor Plan Layout
- Private Offices
- Print/Copy Room
- Trading Floor
- On a Bus Line
- Onsite Parking
- Turnkey space

Mercedes Brien
585 330 4890



Lease

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PROPERTY DESCRIPTION

2nd floor walk up office/creative loft space, total of 2200 SF, consists of Kitchen/Break room, rest rooms, 4 individual offices, copy room, onsite parking for 15 cars, additional parking is available.

LOCATION DESCRIPTION

Located near the corner of University and Andrews Street in Rochester's Cultural district



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