

**For Lease: Up to 10,169 Sq. Ft. Office Space
121 N Fitzhugh St, Rochester, NY, 14614**



For additional information, please contact:

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EQUAL HOUSING
OPPORTUNITY



North side Allen St Bldg.



Arched Entry into Sanctuary



Office Entrance



Reception & Main Hallway



Office Space



Gym Space



Large Office/Multipurpose Room



Classroom



Taylor Chapel



Ramp Entrance



Parking Lot - Side of Building

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PROPERTY HIGHLIGHTS

- 119 sq. ft. to 3,565 sq. ft. max contiguous space
- Non-profit and/or religious organizations as existing tenants - great opportunity for more
- Property is accessible and includes ramps and an elevator
- Two parking lots (some reserved spaces available)
- Great location in downtown Rochester, across the street from city hall
- Amenities include the sanctuary (seats 900), a smaller chapel, daycare/nursery, classrooms, gym, event hall and commercial kitchen - can be leased for reserved time(s) as well for an additional fee
- Beautiful 1st floor room for smaller and high profile gatherings with original hardwood floors, two fireplaces & abundant windows
- Many distinctive architectural features including two large bell towers, brick exterior and Tiffany glass in the sanctuary
- Numerous security features including coded entry, camera's, and reception to buzz people into the building
- Property owned and well maintained by the Downtown United Presbyterian Church
- Easy access right off of the Inner Loop and I-490
- **Lease rate is \$14/SF Full Service Gross (including all utilities)**



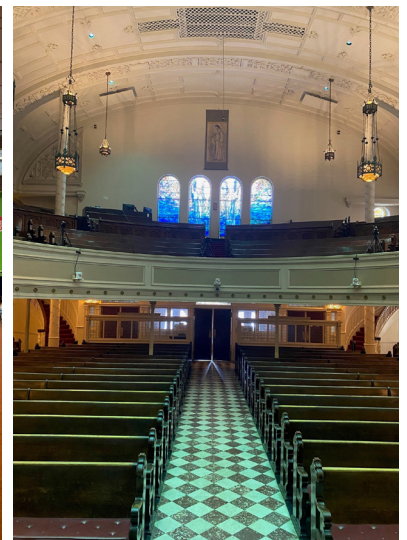
First Floor Gathering Room



Commercial Kitchen in
Celebration Hall

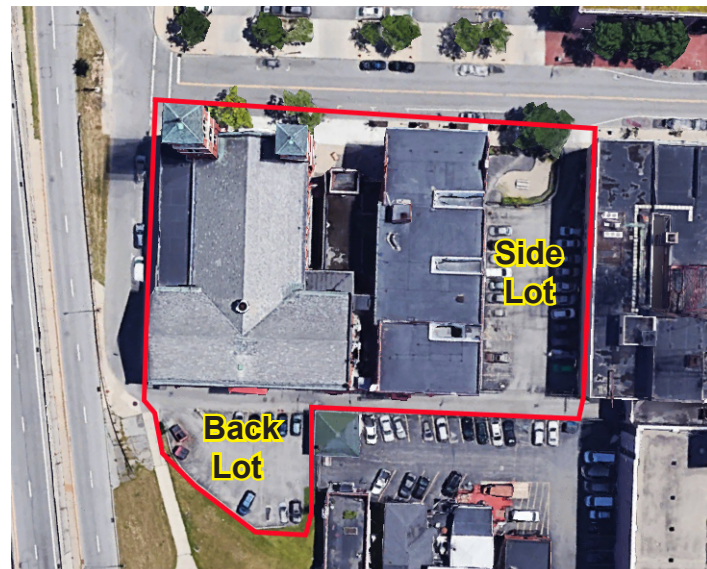
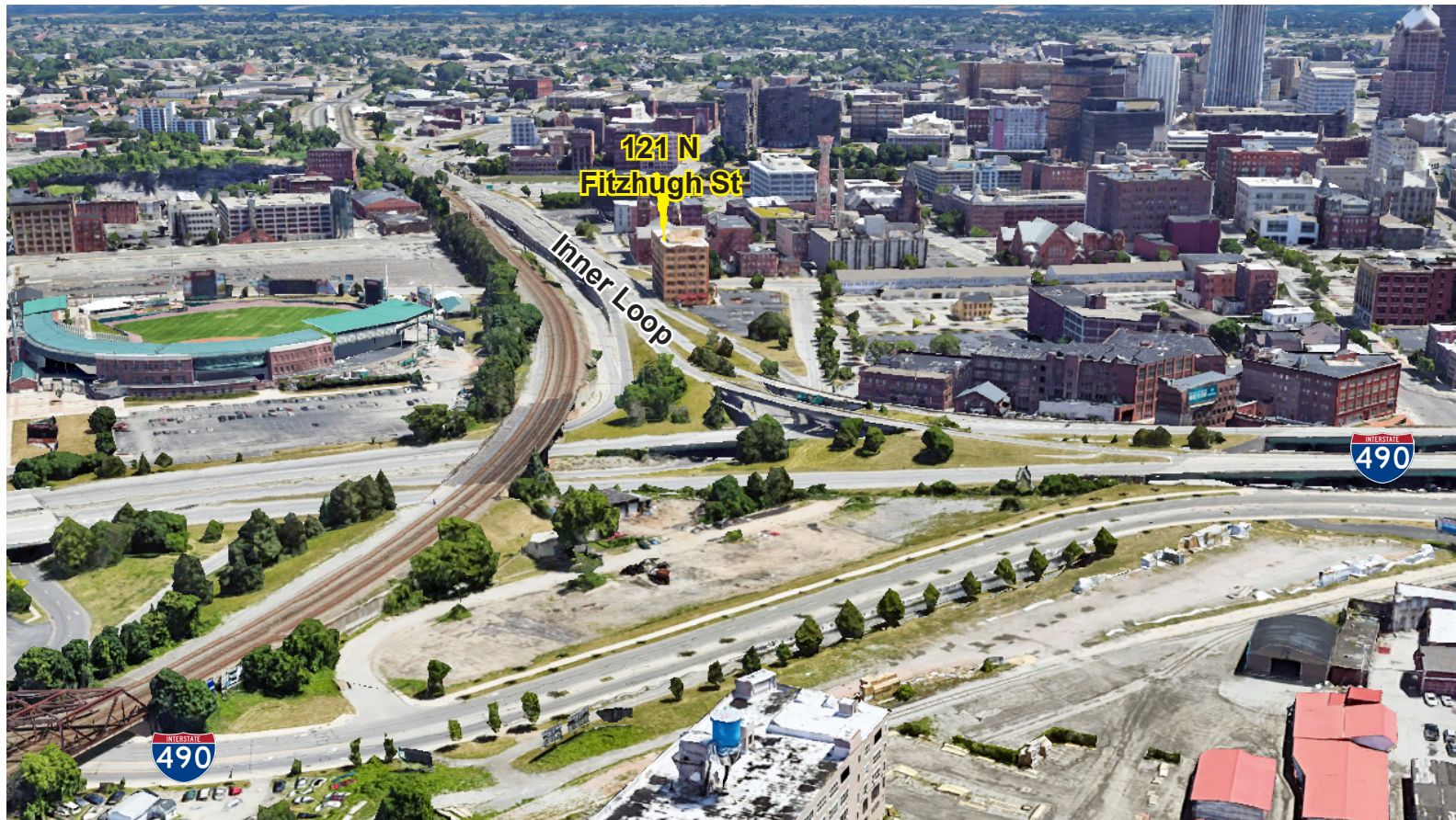


Celebration Hall -
About to Be Renovated



Sanctuary

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DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	101,385	312,418
Households:	42,736	131,970
Average HH Income:	\$53,180	\$68,261



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