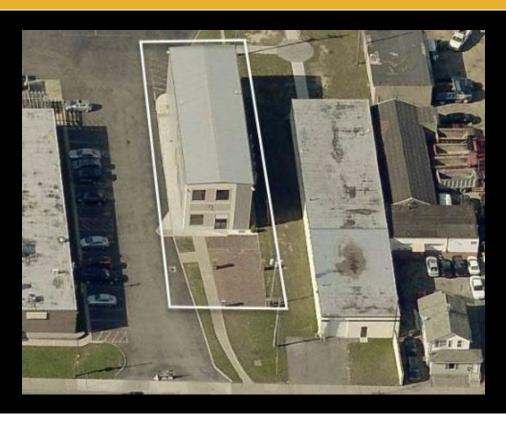# For Lease - 1240 Lyell Ave - Negotiable Price
1240 Lyell Ave, Rochester, New York 14606

Listing Contact - 1

Rebecca Guelli
2815 Monroe Ave, Rochester, New York 14618
Work: 585-615-1102

Venture Brokerage Group

Description

1240 Lyell Avenue is a two-story, 6,060 SF building featuring modern retail/office/medical space. It has a metal exterior with an attractive facade, a stunning two-story entrance and an open floor plan with high ceilings. The second floor (2,636 SF) is available &amp; ideal for an office/medical tenant. Landlord willing to tailor space to tenant needs40+ parking spaces availableElectric car charging stations available1/2 mile from I-490Average daily traffic: 15,300+ VPD on Lyell AvenueConvenient to multiple restaurants, banks and grocery shopping (Wegmans, Save-a-Lot, Aldi, etc.)

Basic Information

Price:	Negotiable
Property Type:	Office
Property Subtype:	Medical Arts
Available Space:	2636.0 SF
Total Building:	6,060 SF
REB Listing ID:	COM436

Details

Listing Details

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.