

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



Listing Contact - 1



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Broker

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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 & ideal for an office/medical tenant. Landlord willing to tailor space to tenant needs
40+ parking spaces available
Electric car charging stations available
1/2 mile from I-490
Average daily traffic: 15,300+ VPD on Lyell Avenue
Convenient 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
REC 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.