

OFFICE SPACE AVAILABLE FOR LEASE

205 W. Broad Street

Rochester, NY 14614

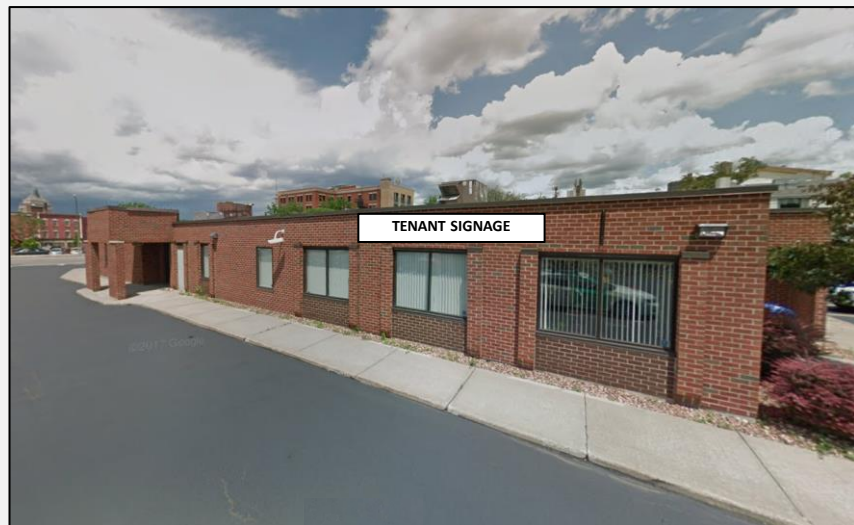


AVAILABLE OPPORTUNITY

- » FOR LEASE: 6,000 SF +/-
- » Nicely appointed office space available adjacent to Advantage Federal Credit Union

PROPERTY HIGHLIGHTS

- » Multiple private offices & conference rooms with ample parking
- » Conveniently located in City's main business corridor in the heart of downtown Rochester just south of historic Corn Hill Neighborhood
- » Close proximity to Interstate 490, approximately 0.20 miles & Less than 2 miles from Blue Cross Arena, Frontier Field and The Strong Museum of Play
- » Co-tenant is Advantage Federal Credit Union



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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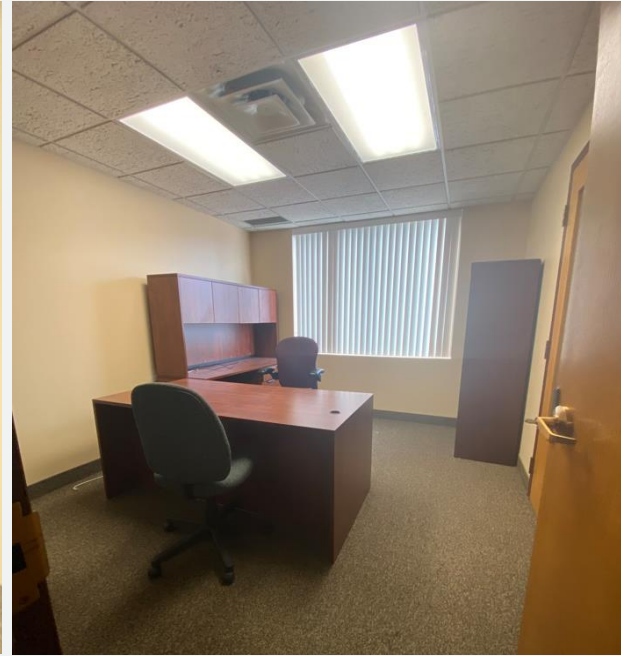
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INTERIOR PHOTOS



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MARKET AERIAL



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LOCATION HIGHLIGHTS



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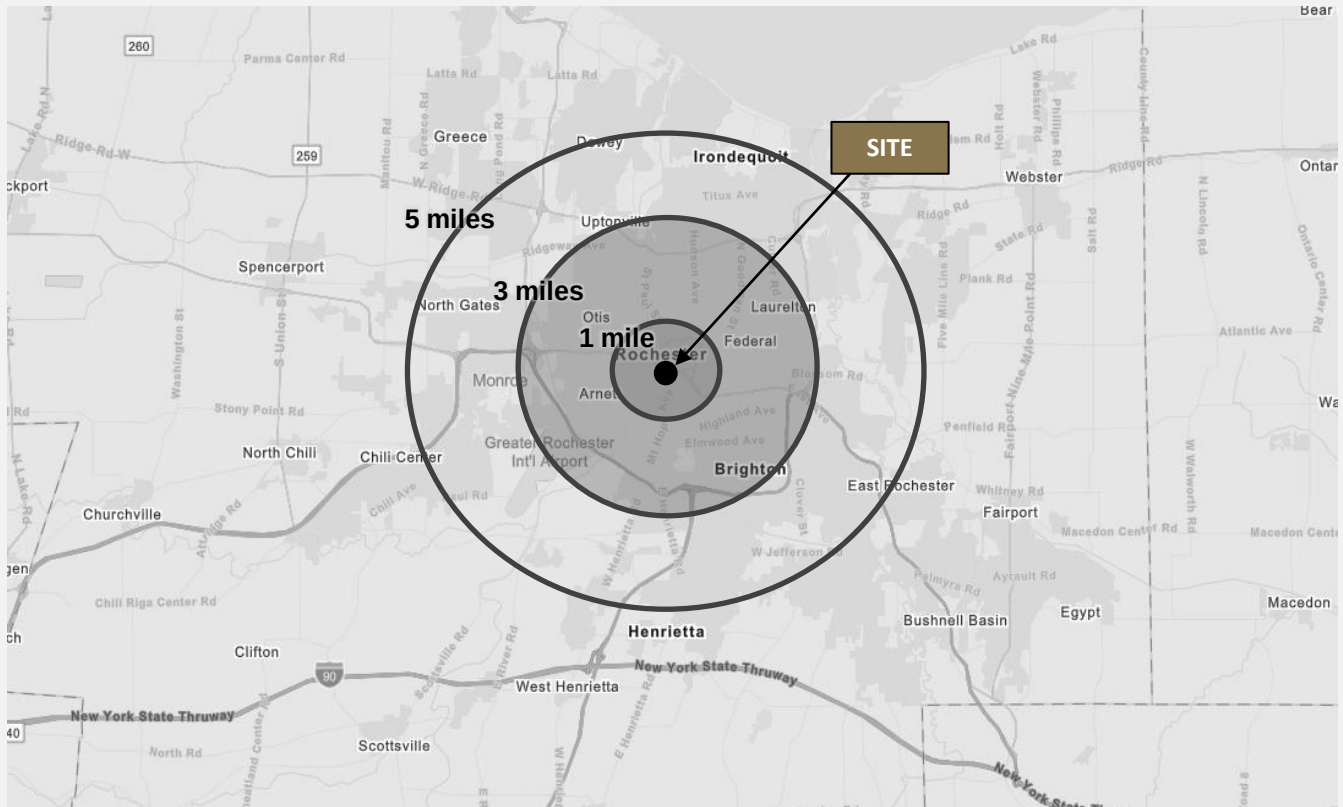
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	22,933	187,564	312,425
Daytime Population	56,031	245,054	393,183
Households	11,124	81,304	137,319
Average Household Income	\$62,164	\$63,836	\$74,971



7,611
Businesses



182,221
Employees



\$116,404
Median Home Value



32.7
Median Age

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