

SPACE AVAILABLE JUNE 2007

5,980 RSF Ground Floor • 5,152 RSF First Floor



BUILDING II

**1241 PITTSFORD-VICTOR ROAD
CLASS A OFFICE BUILDING**

For further information, please contact Brian McKinnon at
(585) 924-3101 (office), (585) 734-8207 (cell), or bmckinnon@christa.com.



CHRISTA
DEVELOPMENT

119 Victor Heights Parkway
Victor, New York 14564
(585) 924-3101 • (585) 924-8149 fax
www.christadevelopment.com

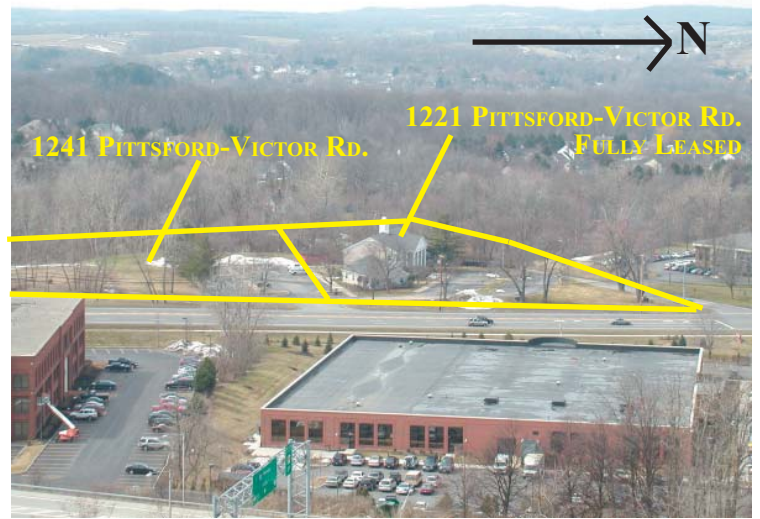
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Details on Following Pages!

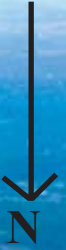
**1241 Pittsford Victor Road (N.Y.S. Route 96)
Perinton, New York**

Property Features

- ◆ Private indoor parking for 18 cars
- ◆ Located in the center of Southeast Rochester's office and technology corridor
- ◆ One (1) primary entry, two (2) secondary entrances
- ◆ Landscape partition furniture available
- ◆ Ample employee parking
- ◆ Ample guest parking, walks, site lighting and manicured landscaping
- ◆ Interior ready for custom Tenant improvements
- ◆ Abundant fiber on Route 96 available
- ◆ Abundant electrical and power distribution available on Route 96
- ◆ High profile location and visibility on Route 96
- ◆ Area amenities
 - ◆ 4 hotels within 3 miles
 - ◆ 1.7 M SF Eastview Mall within 1 mile
 - ◆ Numerous restaurants, stores, services within 1 mile
 - ◆ Several public and private golf courses within minutes
 - ◆ 2 child care centers within minutes
 - ◆ Town park within walking distance
- ◆ Full service property management
- ◆ On site Christa Development Corporation Maintenance Office



1241 Pittsford-Victor Road (Route 96) Perinton, N.Y.



1241 - Building II

I-490
on/off ramp



Route 96

Bushnell's Basin
I-490 on/off ramp

Building II adjacent to 1221 Pittsford Victor Road will be a 3-level steel frame and brick building comprising a total of 45,000 gross SF. The lower level will include private indoor parking for 18 vehicles. Approximately 5,000 RSF of office space will be available as a walkout lower level. The main level (first floor) will front on Route 96 with visitor and guest parking adjacent to the main entrance. The floor area will consist of 15,000 SF including a main lobby, elevator, restrooms, mechanical/electrical room and two stairwells. The second level will be similar to the first level features. This building enables either single use or multi-tenant occupancy.



We welcome your interest and ask that you consider this tremendous location for your future office space needs or those of your clients.

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