

SPACE AVAILABLE - CLASS A OFFICE BUILDING

Building II - 1241 Pittsford-Victor Road

Perinton, New York

5,980 SF



Building II, located at 1241 Pittsford Victor Road is a 3-level steel frame and brick building comprising a total of 45,000 gross SF. The Ground level includes private indoor parking for 4 vehicles.

Approximately 5,980 RSF of office space available.

The main level (first floor) fronts Route 96 with visitor and guest parking adjacent to the main entrance. The floor area consists of 15,000 SF including a main lobby, elevator, restrooms, mechanical/electrical room and two stairwells. The second level is similar to the first level features. This building is the home to 3 current tenants.

Property Features:

- ◆ Located in the center of Southeast Rochester's office and technology corridor
- ◆ Exterior Signage
- ◆ Landscape partition furniture available
- ◆ Ample employee parking
- ◆ Ample guest parking, walks, site lighting and manicured landscaping
- ◆ Interior ready for custom Tenant improvements
- ◆ Abundant fiber, electrical and power distribution available on Route 96
- ◆ High profile location and visibility on Route 96
- ◆ Shared conference and fitness area
- ◆ 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



For inquires or personal tours contact:

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