



200 Canal View Blvd

Rochester, NY 14623



Table of Contents

04	Investment Offering
05	Demographics
07	Floor Plan
10	Site Plan
11	Area Map
12	Flaum Info









For Lease

200 Canal View Blvd - Overview

Sale Type:	Investment
Property Type:	Office
Available Space:	1st Floor - 2,500 SF 2nd Floor - 1,884 - 3,544 SF 2nd Floor - 5,891 SF 3rd Floor - 2,576 SF
Land Acres:	6.00 AC
Parking:	240
Building Size:	58,772 SF
Year Built:	1988
Floors:	3
Class:	C



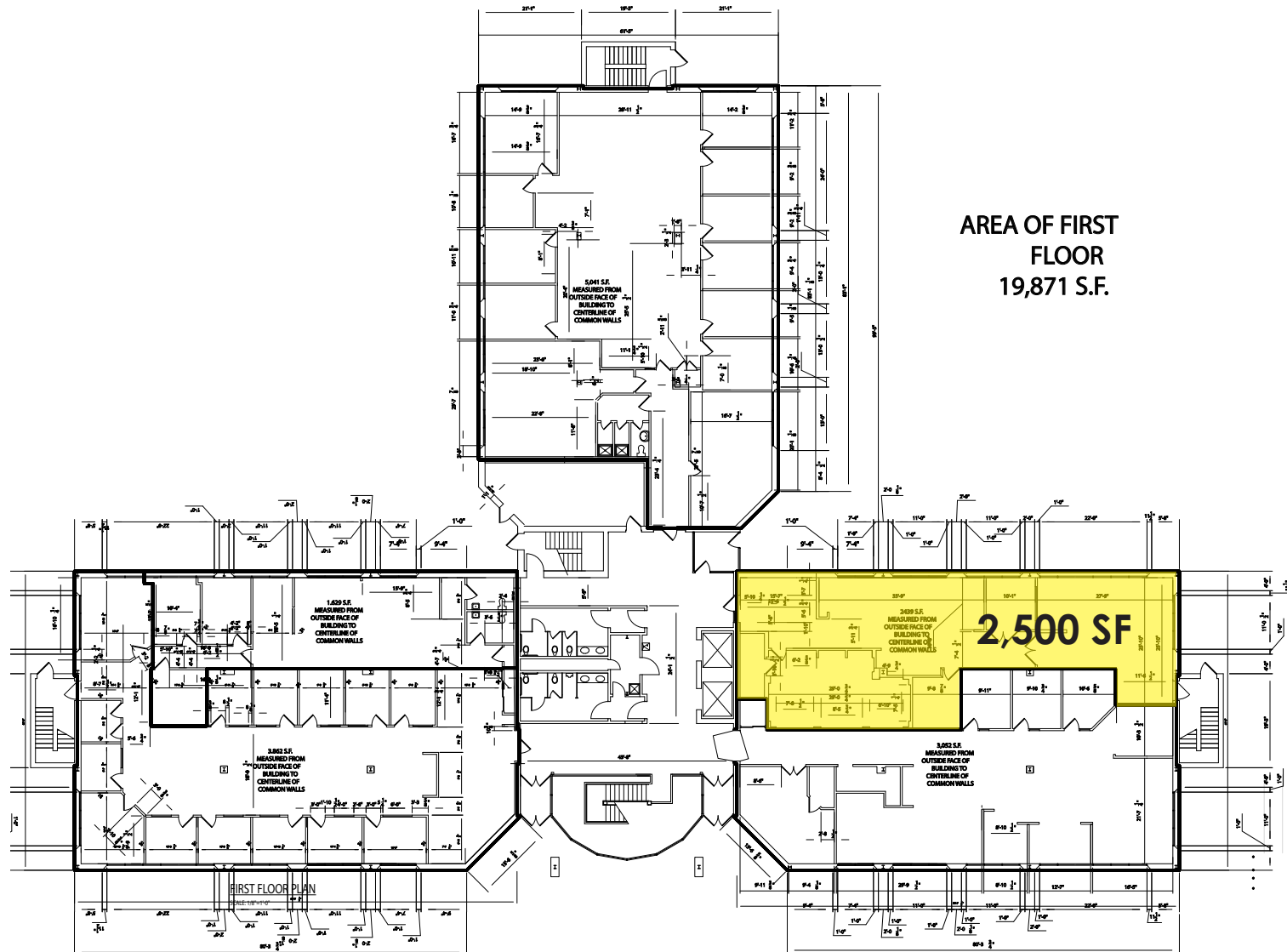
Demographics

		3 miles	5 miles	10 miles
	Population	62,021	213,610	572,078
	Households	27,459	93,276	245,838
	AVG HH Income	\$124,292	\$106,488	\$104,410
	Median Age	40.3	36.8	39.2

DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	3,387	9,512	19,625
Total Employees	52,185	139,428	266,311
Occupation Types			
Business/Management	5,487	18,144	50,356
Professional	13,925	40,986	90,952
Service	3,514	15,926	43,309
Sales/Office	4,826	19,165	53,524
Farming/Forestry	17	136	410
Construction/maintenance	1,150	3,740	12,121
Production/Transportation	2,500	10,145	31,514
White Collar Workers	24,238	78,295	194,832
Blue Collar Workers	7,182	29,947	87,354
Labor Force			
Labor Population	52,800	180,344	470,697
Total Males	27,912	96,066	235,705
Total Females	24,889	84,278	234,992
Unemployment	2.5%	3.2%	2.9%

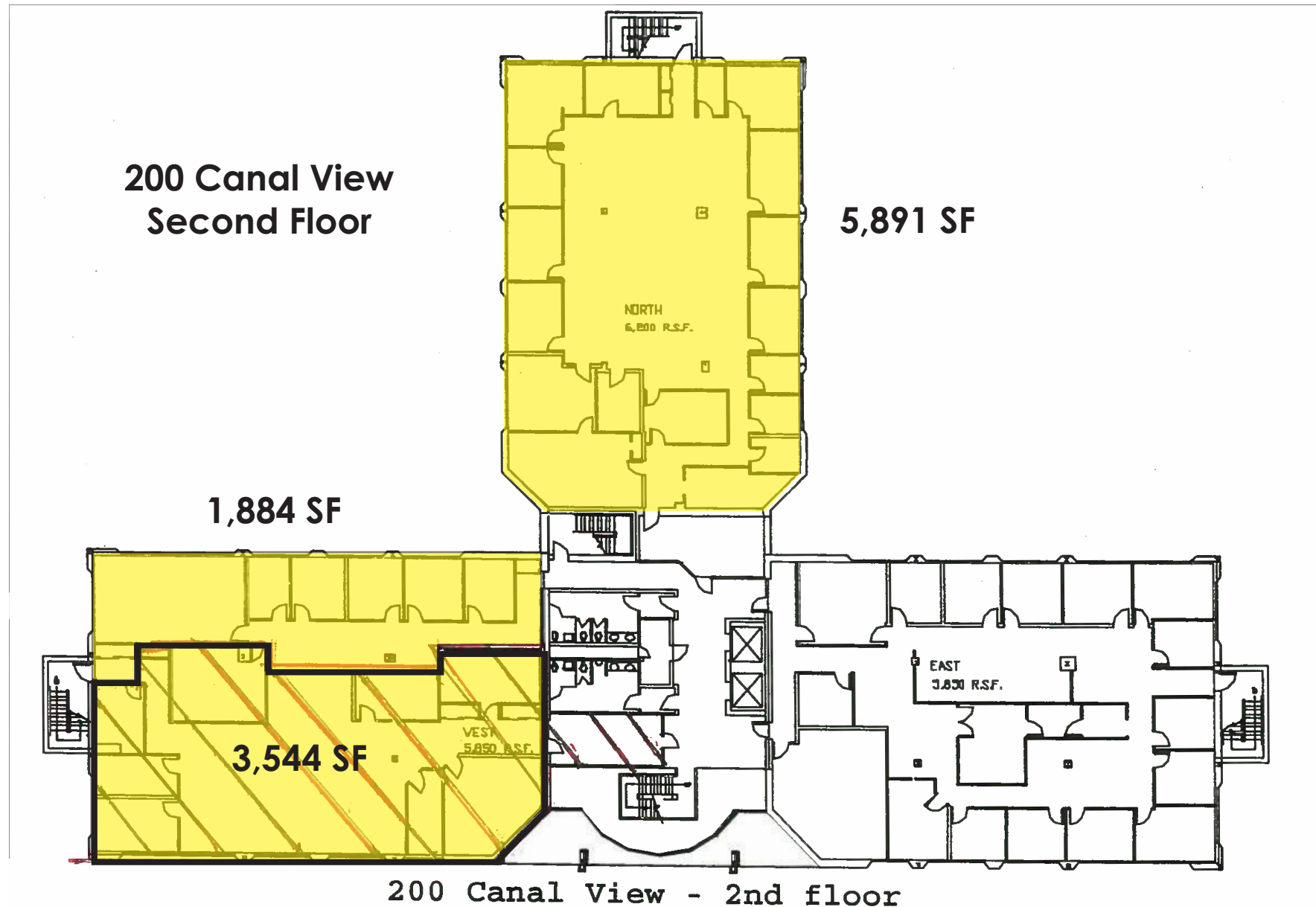


Floor Plan



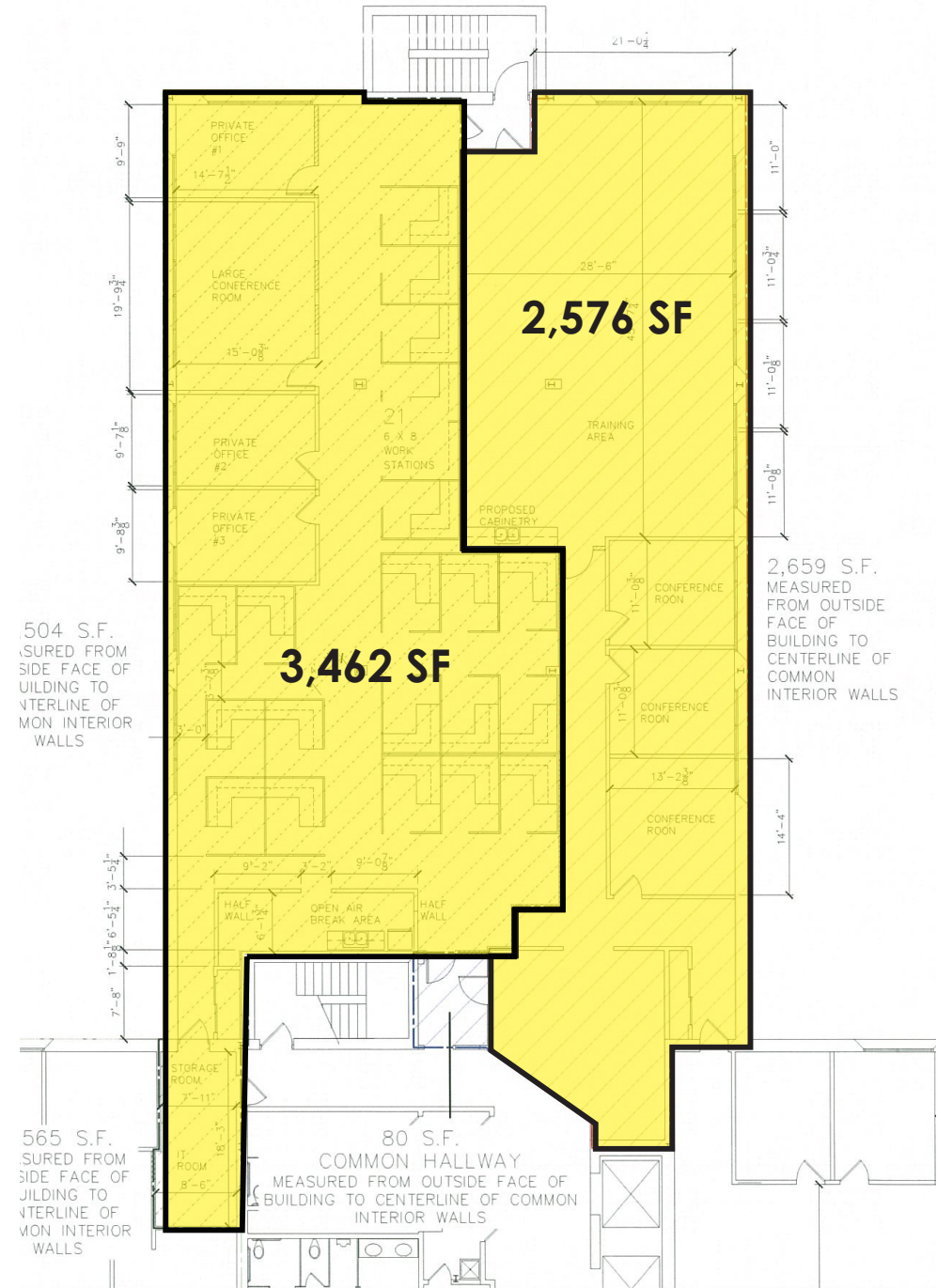
200 CANAL VIEW
FIRST FLOOR

Floor Plan

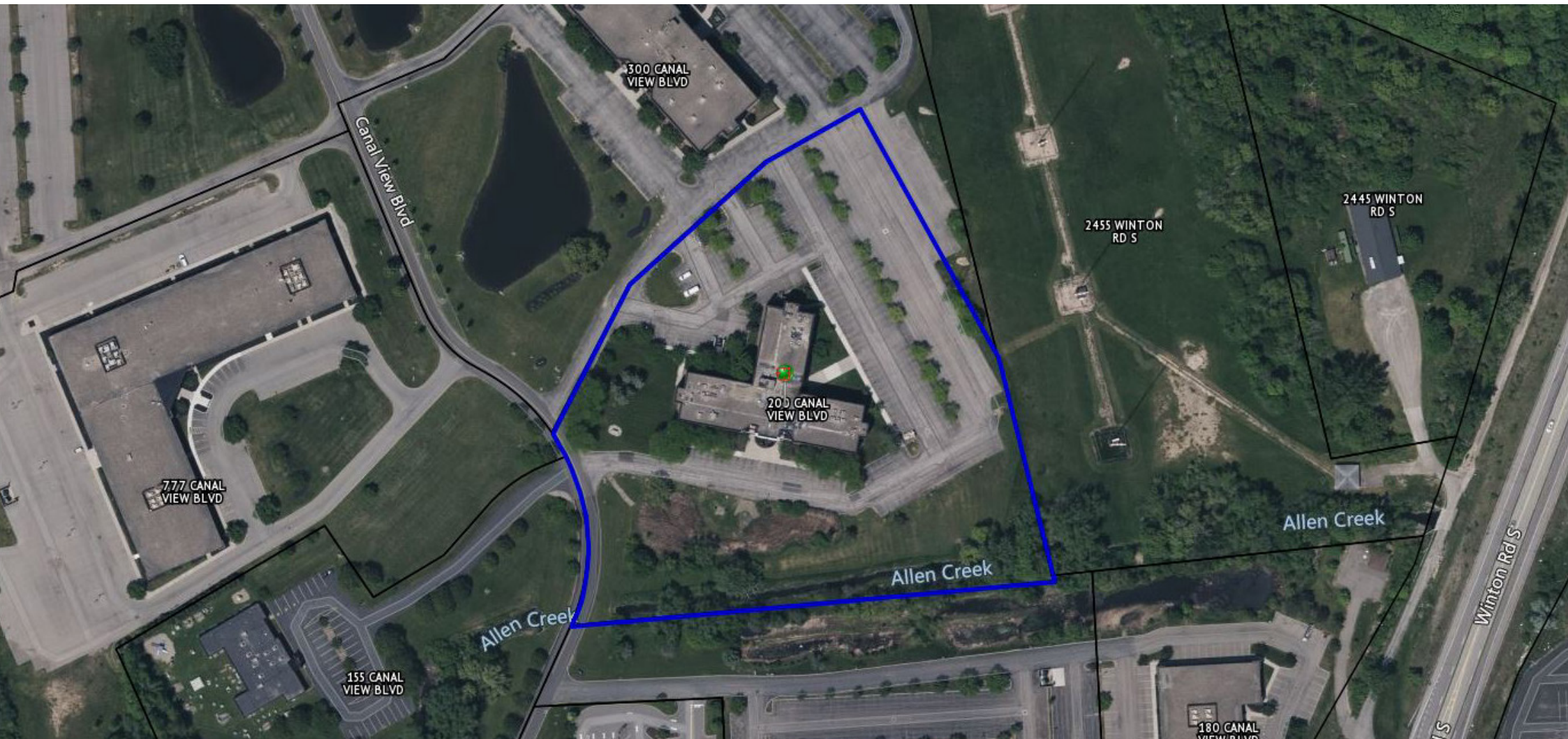


Floor Plan

200 Canal View Third Floor



Site Plan



Area Map





Michael Palumbo
Associate Real Estate Broker

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape.



400 Andrews Street #500, Rochester, NY 14604

585.546.4866

www.flaummgt.com

