

# FOR SALE/LEASE

1132-1150 HUDSON AVE, ROCHESTER, NY 14621



**34,000 ±**  
SF AVAILABLE



**\$5.00/PSF NNN**  
LEASE PRICE



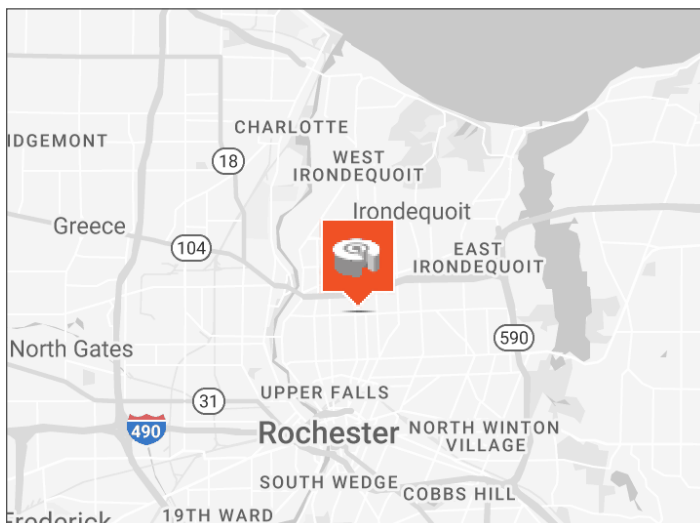
**\$995,000**  
SALE PRICE

## OFFERING SUMMARY

|               |                  |
|---------------|------------------|
| Property Type | Office/Specialty |
| Building Size | 34,000 ± SF      |
| Lot Size:     | 1.0 ± Acres      |
| Parking       | 40+ Spaces       |
| Lease Price   | \$5.00/ PSF NNN  |
| Sale Price    | \$995,000        |

## PROPERTY HIGHLIGHTS

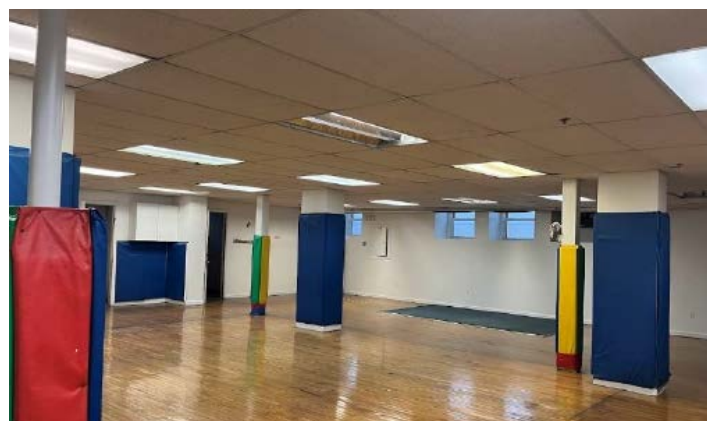
- 34,000 SF of space across multiple wings (church not included)
- Former school layout with numerous classrooms and offices
- Large multi-purpose rooms ideal for training, events, or gatherings
- Ample 1 acre, on-site parking for staff and visitors
- Prominent street frontage on high-traffic Hudson Avenue
- Convenient access to Route 104, I-490, and public transportation
- Minutes from Downtown Rochester and Rochester General Hospital (528 Beds)





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