

# Canal Ponds Business Park

18,050 SF Class A Office Building

110 Marina Drive  
Rochester, NY 14626

Well Leased Investment Opportunity



## Offering Overview

CBRE Upstate NY is pleased to offer 110 Marina Drive for sale or lease. This Class A office building is suitable for both medical or corporate office space and currently has one, nicely finished 3,000 square foot suite available for lease. Located in an attractive mixed-use setting, the property offers convenient access to local amenities and regional expressway access via I-390.

## Offering Details

- + 3,000 SF Available For Lease
- + Purchase Opportunity for Investor or Owner Occupier
- + Lease Rate: \$16.00/SF + Utilities
- + Sale Price: \$2,900,000



## Property Overview

- + 18,050 SF Class A office building
- + Built in 1997 and renovated in 2017
- + Well leased investment opportunity
- + 3,000 square feet of space on the second floor of the property
- + Suitable for a wide variety of potential uses including medical office or corporate office
- + Convenient, ample parking
- + Secured building with 24-hour access
- + Convenient location Near I-390
- + Close proximity RRH Unity Hospital Campus
- + Minutes from numerous amenities with hotels, daycare and retail located in Canal Ponds

## Contact Us

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### CBRE Upstate NY

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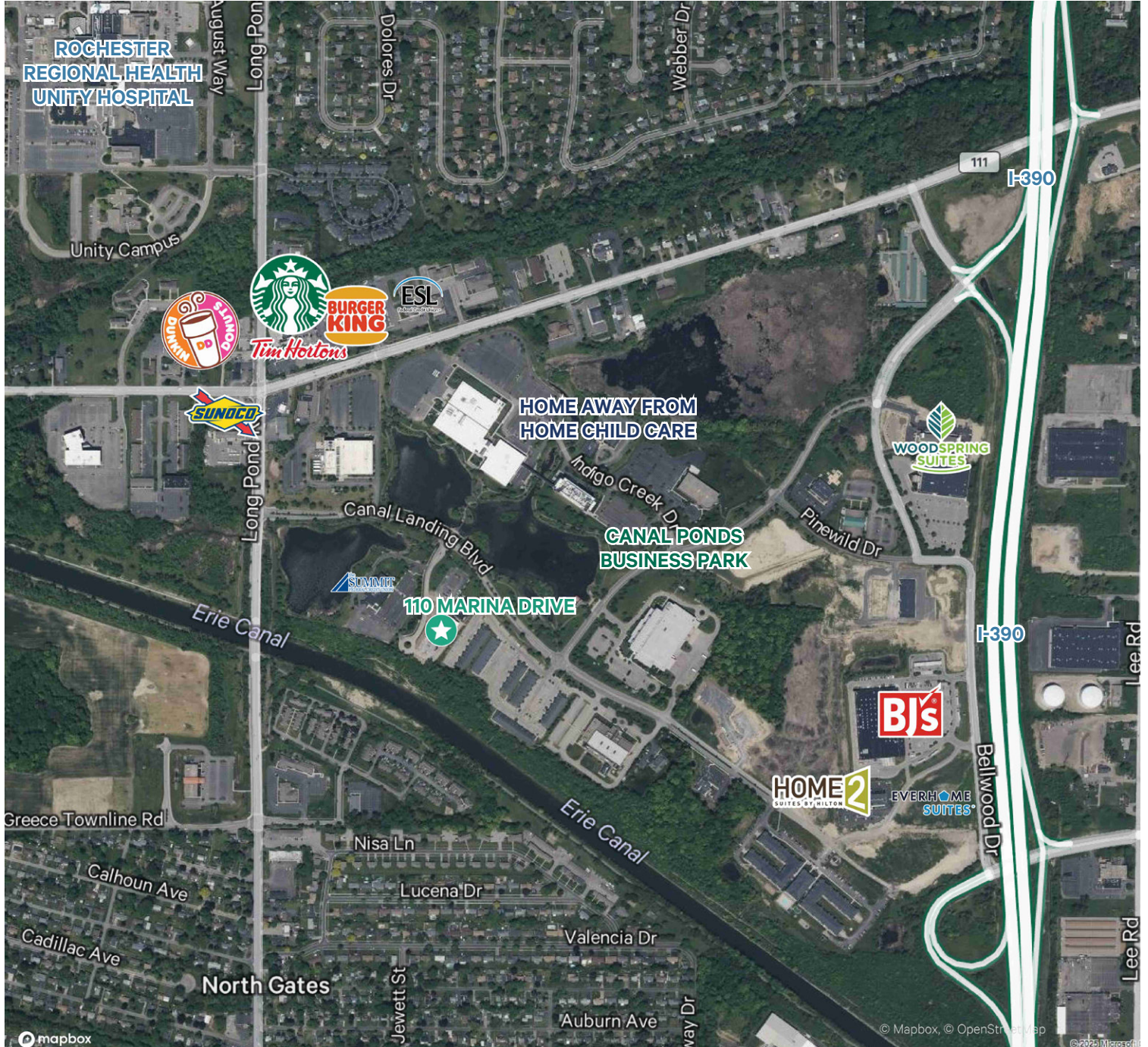
# CBRE Upstate NY

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# Canal Ponds Business Park

110 Marina Drive | Greece, NY 14626

# For Sale or Lease



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