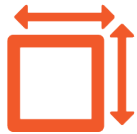


# FOR LEASE

2465 W RIDGE RD, ROCHESTER, NY 14626



**1,770 & 2,984 +/-**  
SF AVAILABLE



**30+ CAR**  
PARKING



**\$22.00/SF**  
LEASE RATE

## PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned office property located in Compson Square Shopping Center, in one of Rochester's largest retail corridors at W Ridge Rd and Mitchell Rd in Greece, NY.

- 1,770 SF and 2,984 SF offices suites with private offices & restrooms, conference rooms, kitchenettes and open floor plans
- Close proximity to I-390
- Ample Parking and on bus line
- Adjacent to The Mall at Greece Ridge with big box retail and restaurants nearby
- Neighboring tenants include Burke & Bannayan Jewelers, CNB, Boot Barn, Sketchers, T-Mobile, Margarita's Mexican Cantina and M&T Bank.

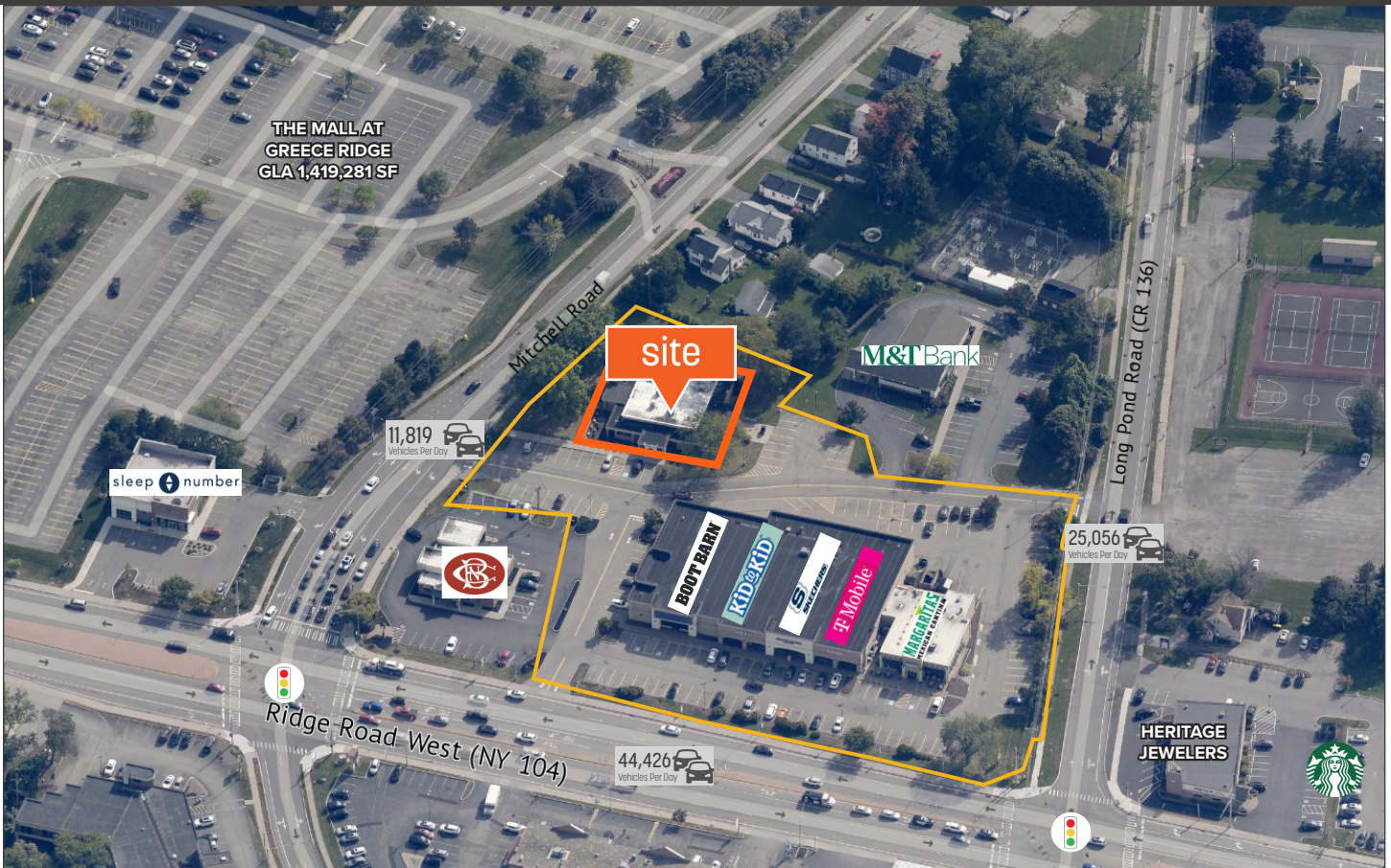


## OFFERING SUMMARY

|               |                                |
|---------------|--------------------------------|
| Size          | 1,770 & 2,984 +/- SF Available |
| Lease Type    | Modified Gross                 |
| Lease Rate    | Negotiable                     |
| Parking       | 30+ Spaces                     |
| Building Type | Brick Masonry                  |

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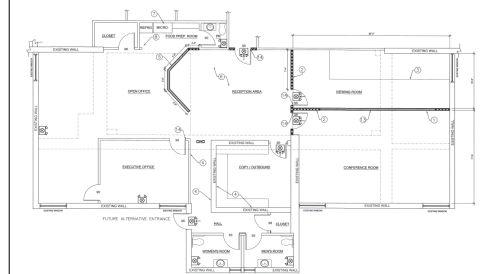


### 2,984 SF Suite:

- Large reception/open floor plan
- Three offices/conference room
- (2) Private restrooms
- Storage/supply room
- Kitchenette



### 2,984 SF Floor Plan



### Marc Quercia

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### Jacob Rivera, Partner

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### Caliber Commercial Brokerage LLC

1657 East Avenue | Rochester, NY 14610  
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585.454.4500

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### 1,770 SF Suite:

- Reception area
- Three offices/conference room
- Private restrooms
- Breakroom/storage area
- Kitchenette
- Additional 500 SF basement storage space
- Private side entrance



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