

OFFICE SPACE AVAILABLE FOR LEASE

205 W. Broad Street

Rochester, NY 14614



VENTURE
BROKERAGE GROUP

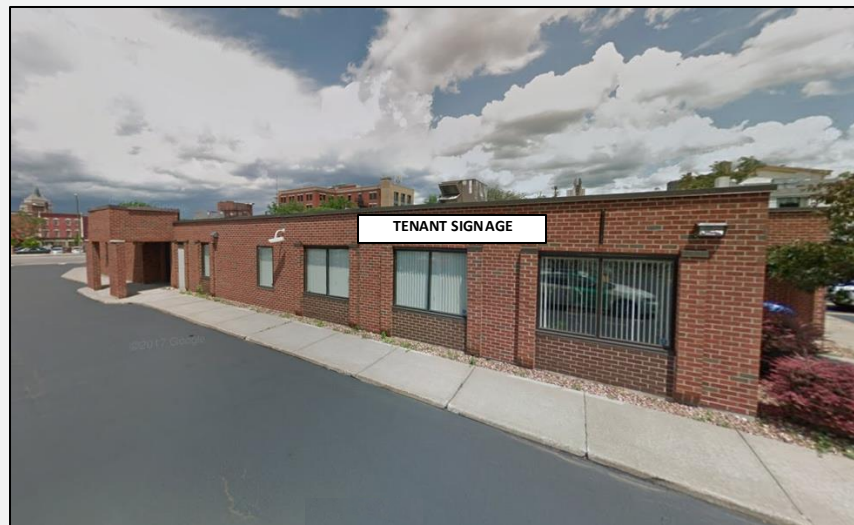


AVAILABLE OPPORTUNITY

- » FOR LEASE: 6,000 SF +/-
- » Nicely appointed office space available adjacent to Advantage Federal Credit Union

PROPERTY HIGHLIGHTS

- » Multiple private offices & conference rooms with ample parking
- » Conveniently located in City's main business corridor in the heart of downtown Rochester just south of historic Corn Hill Neighborhood
- » Close proximity to Interstate 490, approximately 0.20 miles & Less than 2 miles from Blue Cross Arena, Frontier Field and The Strong Museum of Play
- » Co-tenant is Advantage Federal Credit Union



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com



PROPERTY PHOTOS



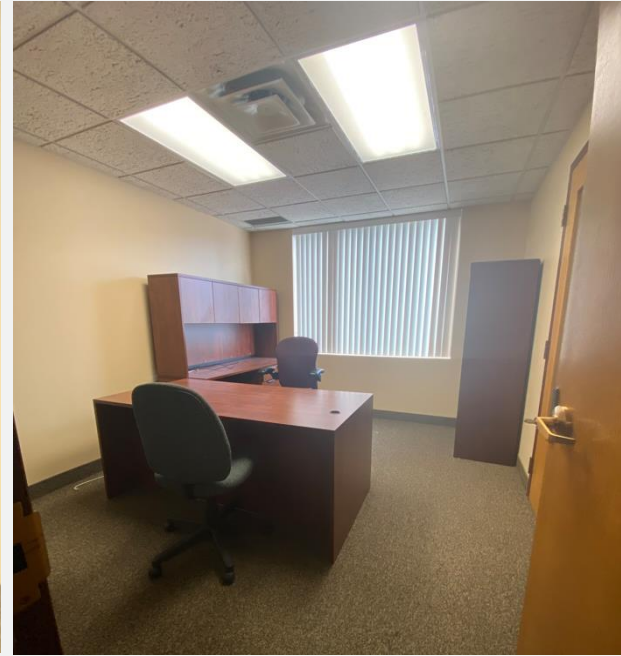
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INTERIOR PHOTOS



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MARKET AERIAL



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 22,933 | 187,564 | 312,425 |
| Daytime Population | 56,031 | 245,054 | 393,183 |
| Households | 11,124 | 81,304 | 137,319 |
| Average Household Income | \$62,164 | \$63,836 | \$74,971 |



7,611
Businesses



182,221
Employees



\$116,404
Median Home Value



32.7
Median Age

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