

**FOR SALE
OR LEASE**

7,300 SF Class A Office Space
400 Whitney Road, Penfield, NY 14526



FEATURES:

- For sale or lease 7,300 SF Class A office space
- Subdivide space or lease the entire building; owner open to partial leaseback
- Serene, inspiring environment adjacent to the 4th hole of Midvale CC Golf Course
- Grand two-story lobby with elegant finishes, elevator, fireplace and 19-foot ceilings
- 27 private offices with 9-foot finished ceilings and executive corner offices
- Spacious conference room with French doors opening to a patio overlooking the golf course
- High-speed fiber optic service
- 30 car parking
- Zoned for Limited Business (LB) – suitable for many professional uses



217 West Ave, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



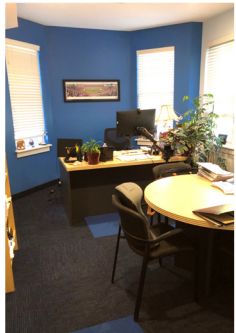
Paul Schiliro
Real Estate Salesperson

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**5 MILE
DEMOGRAPHICS**



**POPULATION
125,283**



**DAYTIME EMPLOYEES
92,263**



**HOUSEHOLDS
51,567**



**AVERAGE HH
INCOME
\$124,419**

HANNA
COMMERCIAL REAL ESTATE

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