



moore corporate real estate

300 CANAL VIEW BOULEVARD



FOR LEASE: 5,000 – 43,000 SF CLASS 'A' OFFICE SPACE

- **Address:** **300 Canal View Boulevard, Rochester, NY 14623**
- **Location:** Located in the Canal View Office Park, near the corner of South Winton and Brighton Henrietta Townline Road with easy access to the I-390/I-590 Expressways.
- **Town/County:** Town of Brighton, Monroe County
- **Available Space:** **1st Floor:** 5,000 - 20,500 Rentable SF
2nd Floor: 22,500 Rentable SF
- **Year Built:** 1990
- **Base Rent:** \$17.50 per square foot, Modified Gross
- **Utilities:** Tenant expense
- **Loss Factor:** 12% (included in rentable square footage)
- **Parking:** Ample, on-site parking
- **Elevator:** Yes
- **Sprinkler Coverage:** Full sprinkler coverage for ordinary hazard.
- **Area Amenities:** Canal View Office Park features a bank and a daycare facility and the property is surrounded by numerous restaurants, grocery stores and retail outlets. The Pittsford Plaza and Marketplace Mall are both located within minutes of the Park.
- **Space Description:** Conveniently located office space in the Canal View Office Park in Brighton. Owner will build out office space to suit new tenant's needs. Storage space available in the lower level of the building. The third floor is occupied by Sikorsky Innovations.

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