



Terminal Building

65 W Broad Street
Rochester, NY 14614

Spaces Available: **3,100 SF**

- » Superior location and access with excellent visibility
- » Ample Parking
- » Densely populated area with no new retail development in the pipeline
- » Current tenants include Starbucks, Dibellas, and ESL among others.
- » Safe and secure

The Terminal Building is the newest addition to the downtown revitalization, located in the growing Four Corners neighborhood in Rochester.

This Brand New community is conveniently located close to Corn Hill, High Falls, Frontier Field, and the Blue Cross Arena. The community has easy access to 490, night life, theaters and parks!



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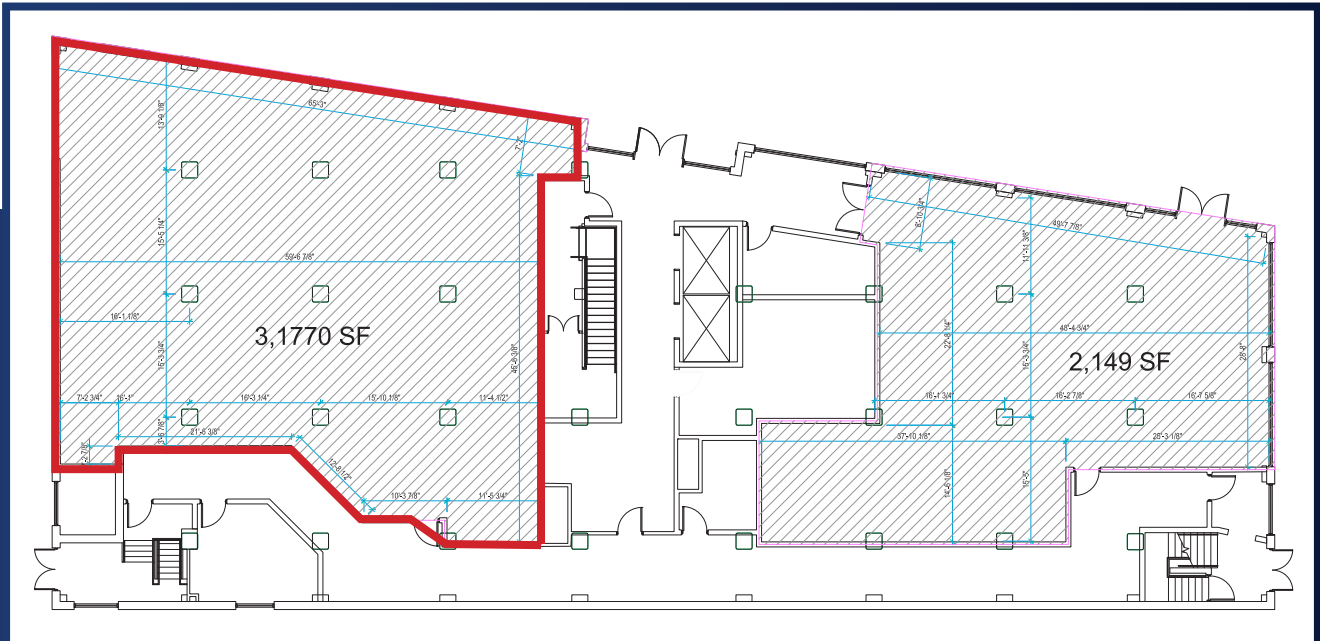
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Demographics	1 Mile	3 Miles	5 Miles
Population	22,864	195,975	311,820
Households	12,164	85,904	138,497
Average HH Income	\$71,240	\$70,391	\$82,984
Average Age	33.4	32.8	35.7

Brand New fully restored 1st floor office/retail space with direct access to Broad Street. Divisible space with open floor plan and street exposure.

- » Fits 2-17 people
- » After Hours HVAC Available
- » Open floor plan layout
- » Natural light



Let our experienced professionals help you today. With decades of experience, our team brings a wealth of knowledge in real estate, brokerage, and project management.

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