

OFFERING MEMORANDUM



1 Mount Hope Avenue
Rochester, NY 14620



EXCLUSIVE OFFERING



1 MOUNT HOPE AVENUE
ROCHESTER, NY 14620

EXCLUSIVELY PRESENTED BY:



ANGELO
PRESTIGIACOMO

Licensed NYS Real Estate

Broker

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Angelo@bluearrowrealestate.com

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Blue Arrow Real Estate



1235 NY-332 Suite A Farmington,
NY 14425

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PROPERTY SUMMARY

Offering Price	\$3,000,000.00
Building SqFt	25,000 SqFt
Year Built	1822
Lot Size (SF)	76,230.00 SqFt
Parcel ID	261400 121.47-1-42
Zoning Type	Commercial
County	Monroe
Frontage	117.64 Ft
Coordinates	43.149215, -77.607096

INVESTMENT SUMMARY

Blue Arrow Real Estate offers a rare opportunity to acquire a premier three-story office building offering modern functionality and exceptional location appeal in one of Rochester's most connected corridors.. The 30,000-square-foot (25,000 SF finished) building sits on 1.75 acres and was fully renovated from the ground up beginning in 2013, with occupancy commencing in August 2015.

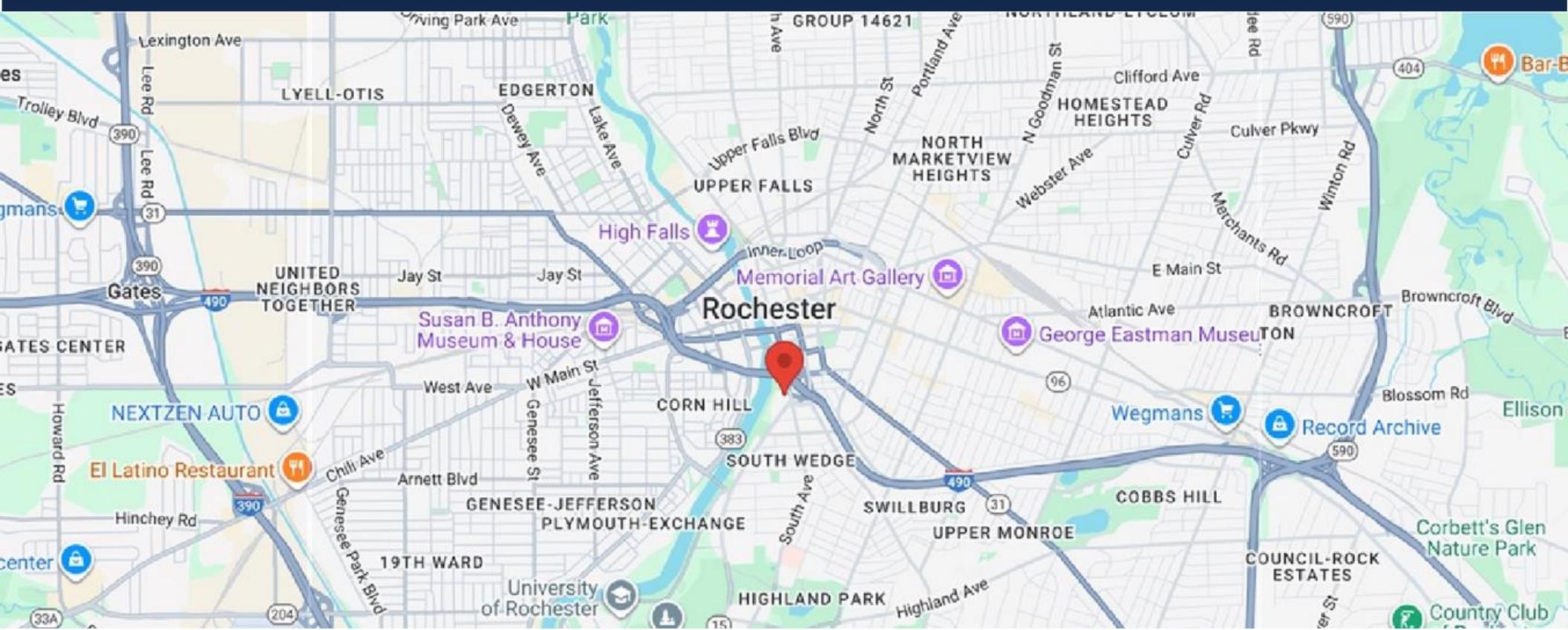
This secure environment features a welcoming reception area, numerous private offices, multiple conference rooms, a working kitchen, an elevator, and restrooms throughout.

With a new roof installed around 2013–2014 and ongoing meticulous maintenance, this facility is in excellent condition. The property blends updated infrastructure, quality finishes, and strong on-site amenities to support a variety of professional or institutional users. Ideal for organizations seeking brand visibility, accessibility, and a professional setting in one of Rochester's most dynamic corridors.



INVESTMENT HIGHLIGHTS

- New roof (2013-2014)
- ADA-compliant access and facilities
- 89 on-site parking spaces (4 ADA-accessible)
- 1.75-acre parcel
- 30,000 SF building (25,000 SF finished/usable)
- Modernized systems and finishes resulting from a comprehensive renovation (2013-2015)
- Secure access throughout the building – entry and each floor are controlled via key fob system for enhanced security.
- Multiple private offices, open work areas, reception/lobby, conference rooms, restrooms on each floor, and a fully equipped kitchen.







9956 in page 94
Volume 18° 9456
7h 035 235-100
7-559 235 340
www.mpi-india.org

S-BUILD
DRAWING
DATE OF ISSUE
1-19-1

BIVONA CHILD
ADVOCACY CENTER
275 EAST AVENUE
DOVER, MASSACHUSETTS 02301

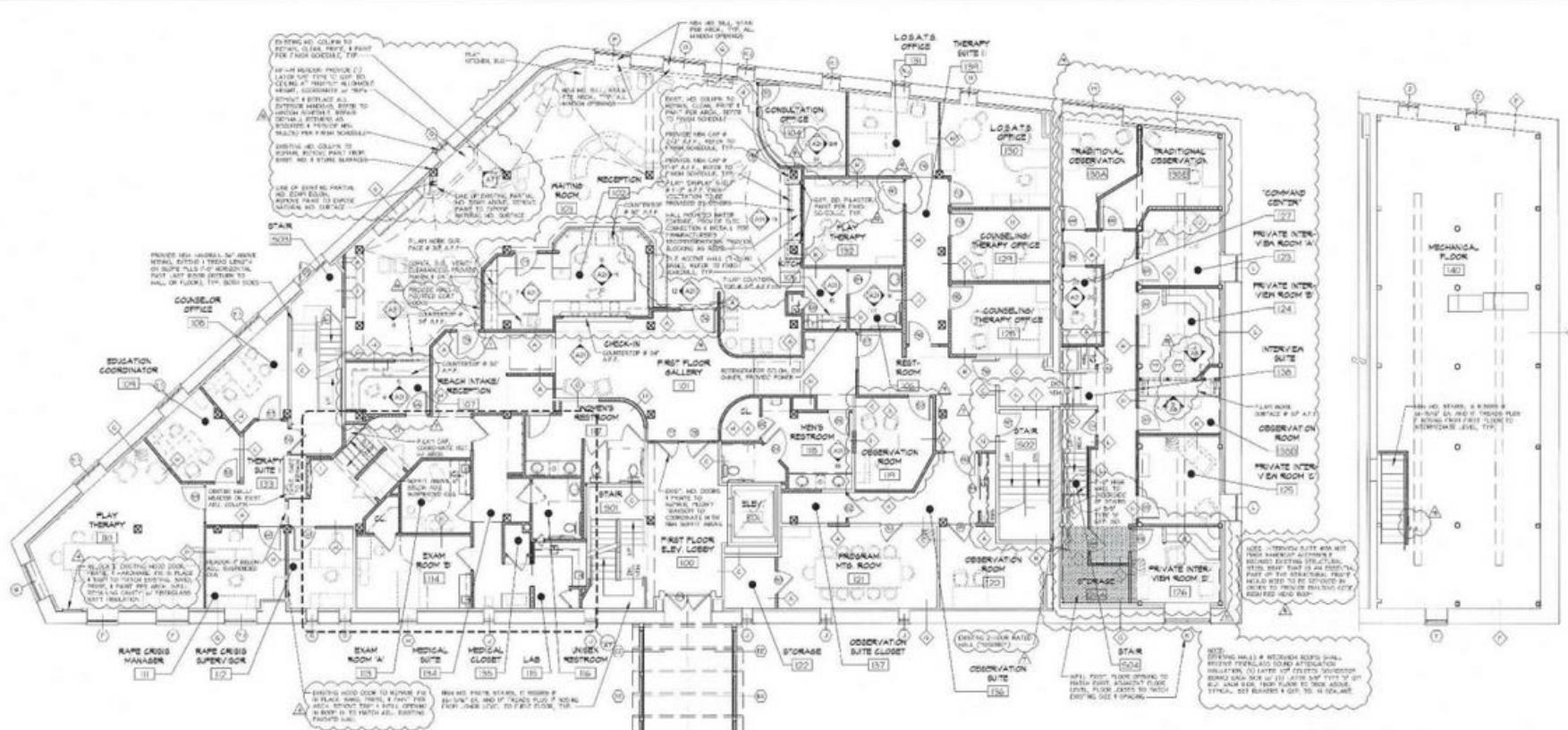
300 E. 20TH STREET, SUITE 1000
NEW YORK, NY 10016

ONE MOUNT HOPE
BIVONA CHILE
MT. HOPE AVE.

FLOOR 4
IMMEDIATE LEVEL
OR PLANS

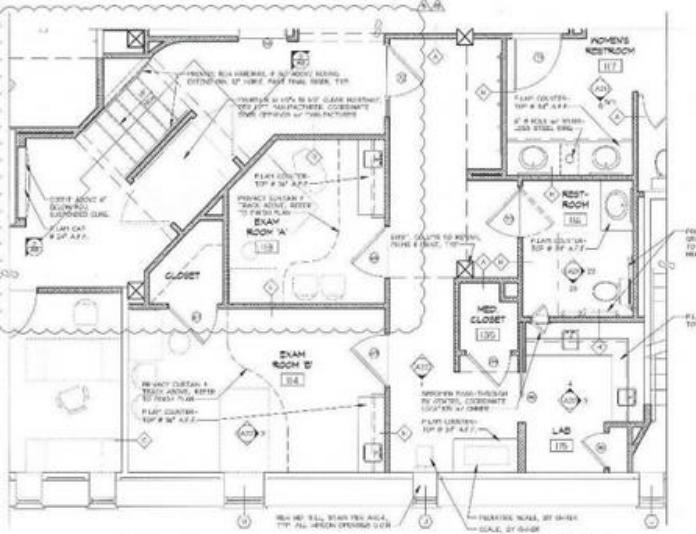
FIRST
INTERNATIONAL
FLOOR

Drawing No.
A-7



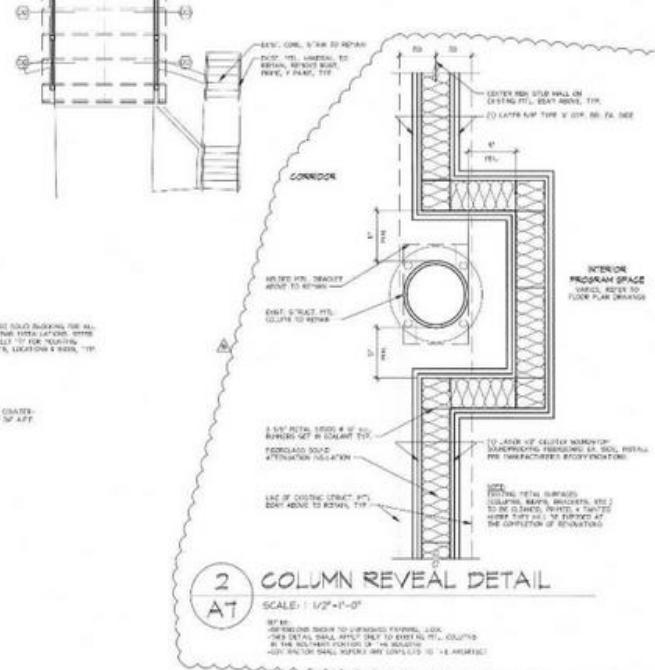
PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" x 1" = 0' 10,265.50 FT.

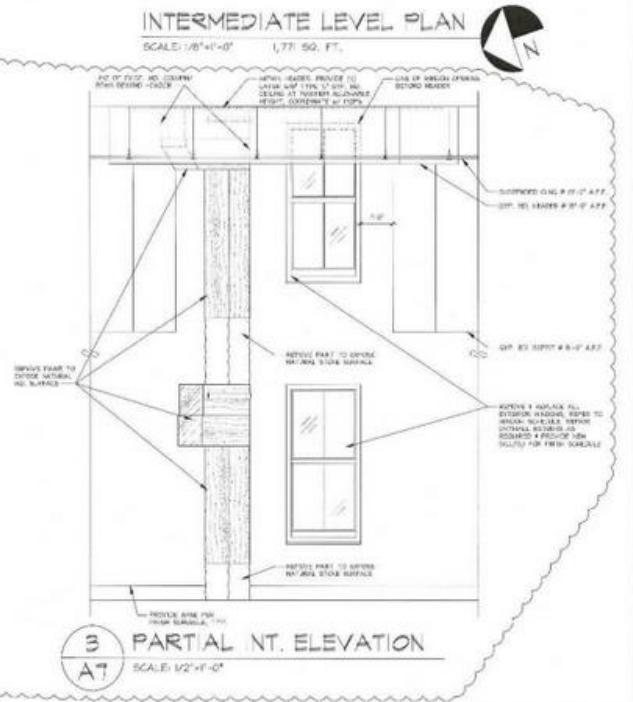


PARTIAL FIRST FLOOR PLAN

AT $\mathcal{S} \mathcal{C} \mathcal{A}(\mathbb{R}, \mathbb{C}^{d \times n})^{\mathbb{C}^n}$



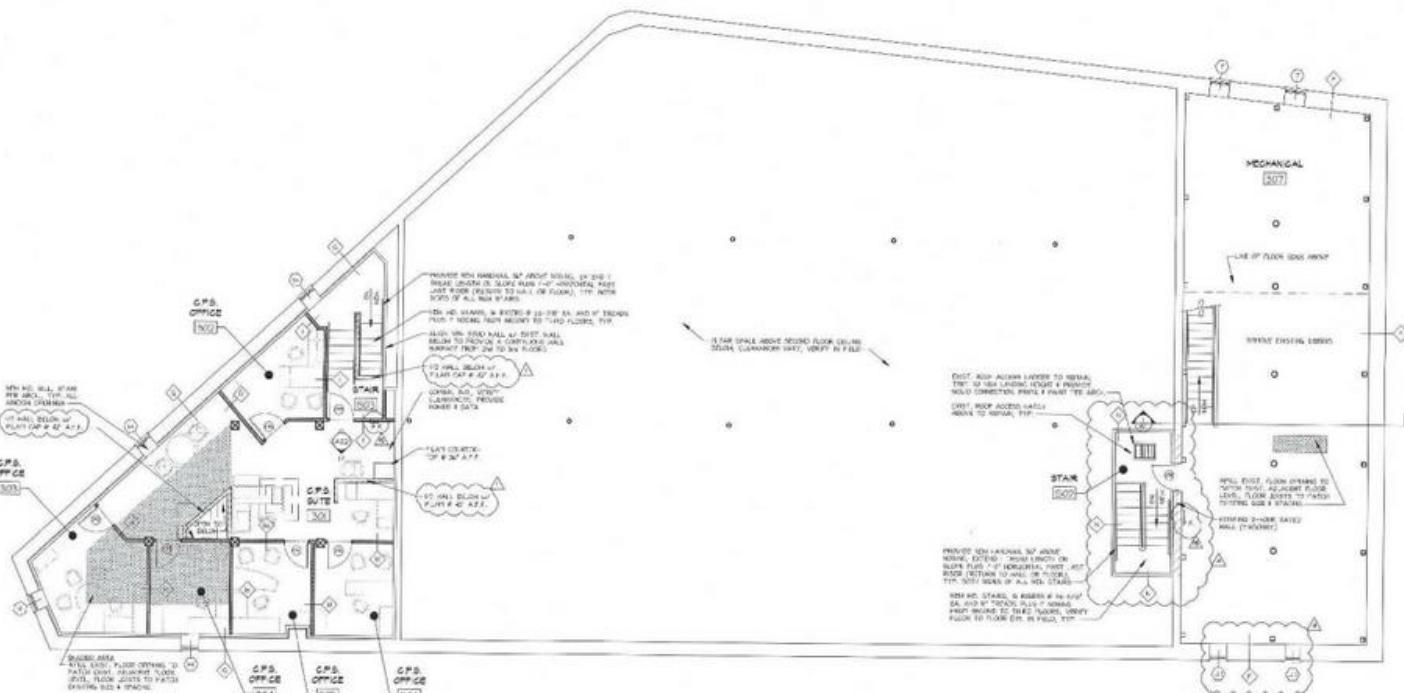
COLUMN REVEAL DETAIL



INTERMEDIATE LEVEL PLAN

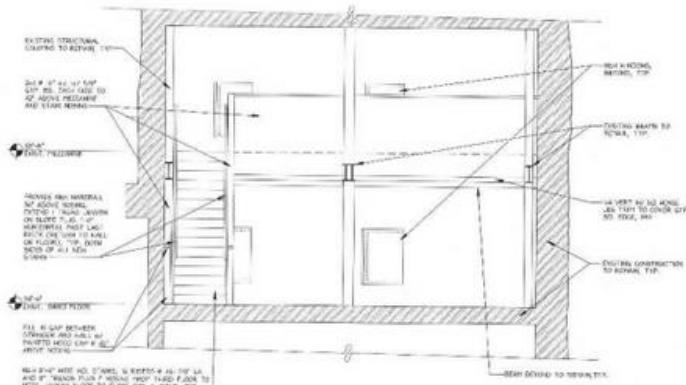
SCALE: 1/8" = 1'-0"





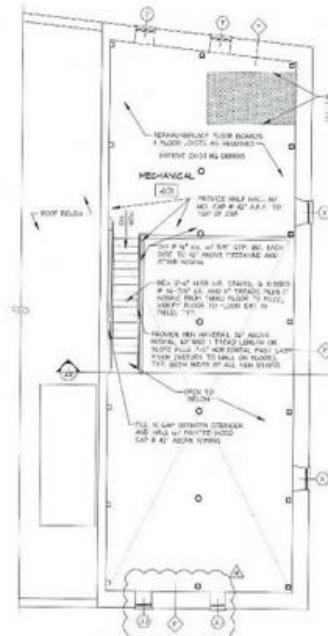
PROPOSED THIRD FLOOR PLAN

SCALE: 1/8"=1'-0" 585 SQ. FT. NORTH PORTION
586 SQ. FT. SOUTH PORTION



PARTIAL BUILDING SECTION

SCA: E: 1/4", 3/8"



MEZZANINE

SCALE: 1/80⁸ x 1



LOCATION HIGHLIGHTS

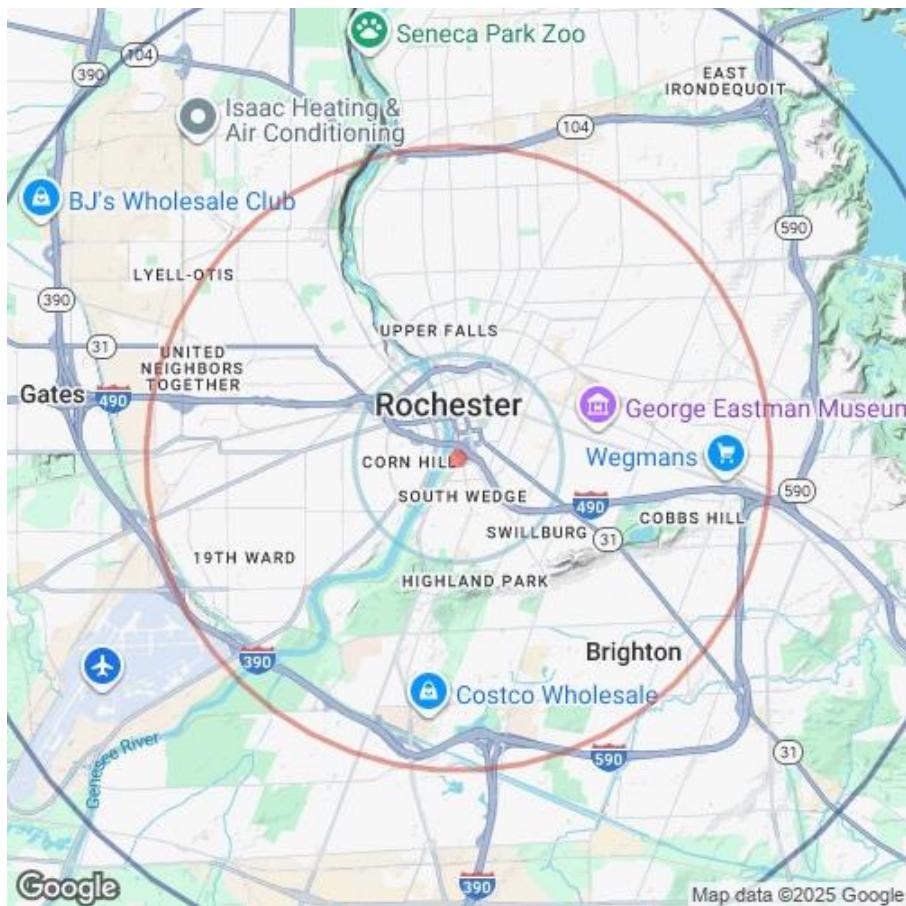
- Situated at the intersection of convenience and visibility, 1 Mount Hope Avenue lies between downtown Rochester and the University of Rochester / Strong Memorial Hospital — a premier position for professional, medical, or research-related operations.
- Immediate access to I-490 and I-390; only minutes to Downtown Rochester and the airport
- High-visibility frontage along Mount Hope Avenue, a major arterial with consistent traffic flow
- Adjacent to College Town Rochester, featuring retail, dining, and hotel amenities
- Surrounded by a mix of medical offices, research facilities, and professional firms, fostering strong business synergy.



DEMOGRAPHICS

POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	25,888	198,823	309,040
Population	2025		25,304	191,051	301,348
Population	2030		26,997	188,208	296,949
Population	2025-2030		27,039	187,798	296,358
Growth	Rate	2025	0.03 %	-0.04 %	-0.04 %
Daytime Population			50,54	227,765	374,001

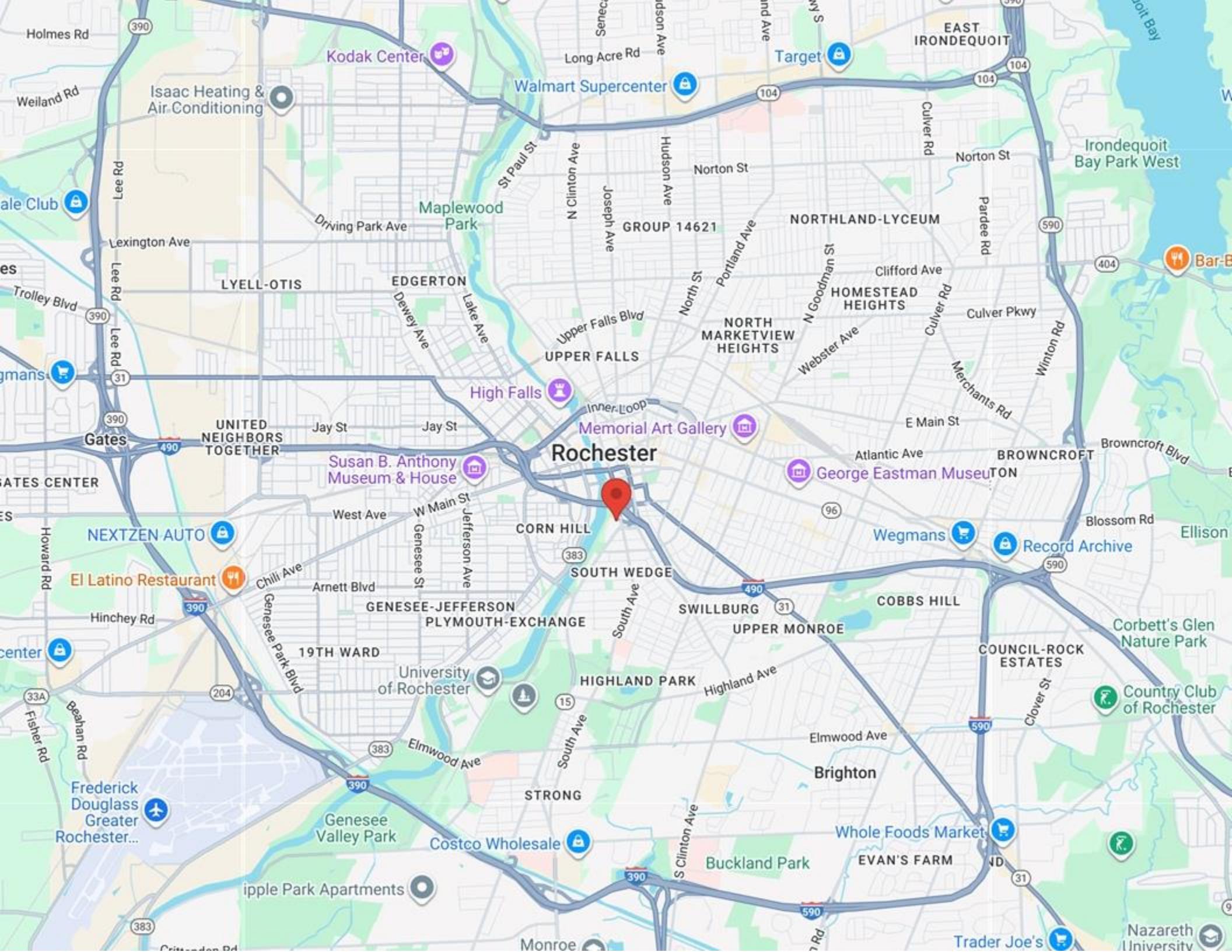
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2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	3,315	14,972	19,879
\$15000-\$25000	1,604	8,111	11,608
\$25000-\$34999	1,168	7,523	11,261
\$35000-\$49999	1,895	11,337	17,219
\$49999-\$75000	2,572	14,176	22,941
\$75000-\$99999	1,777	9,546	16,185
\$100000-\$149999	1,692	9,485	18,363
\$150000-\$199999	747	4,265	8,485
greater Median HH	1,063	4,611	8,242
Income Average HH	49,277	50,092	56,529
Income	\$	72,527	80,548
	73,688		

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	13,022	79,983	127,957
Total Households 2025 Total	13,07	78,143	126,387
Households 2030 Total	8	84,034	134,192
Households 2025 Average	15,834	85,776	137,031
Household Size 2025 Owner	16,264	2.13	2.12
Occupied Housing 2030 Owner	1.59	26,429	56,254
Occupied Housing 2025 Renter	2,380	27,660	58,599
Occupied Housing 2030 Renter	2,505	57,605	77,938
Occupied Housing 2025 Vacant	13,454	58,116	78,433
Housing 2025 Total Housing	13,758	8,183	10,764
	1,600	92,217	144,95
	17,43		6

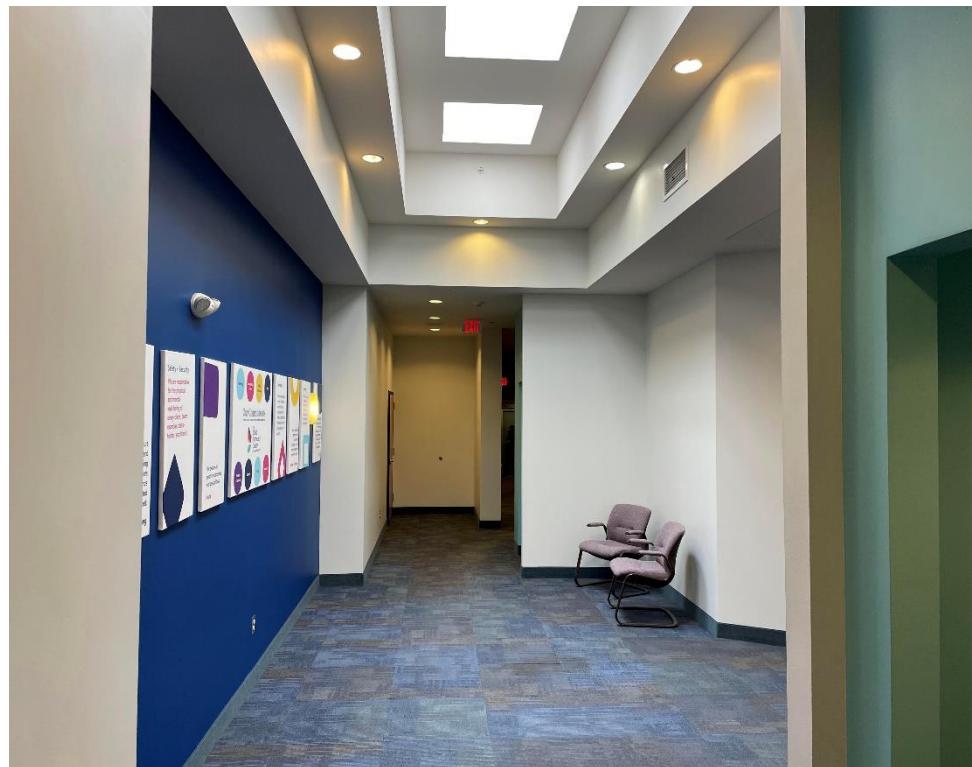
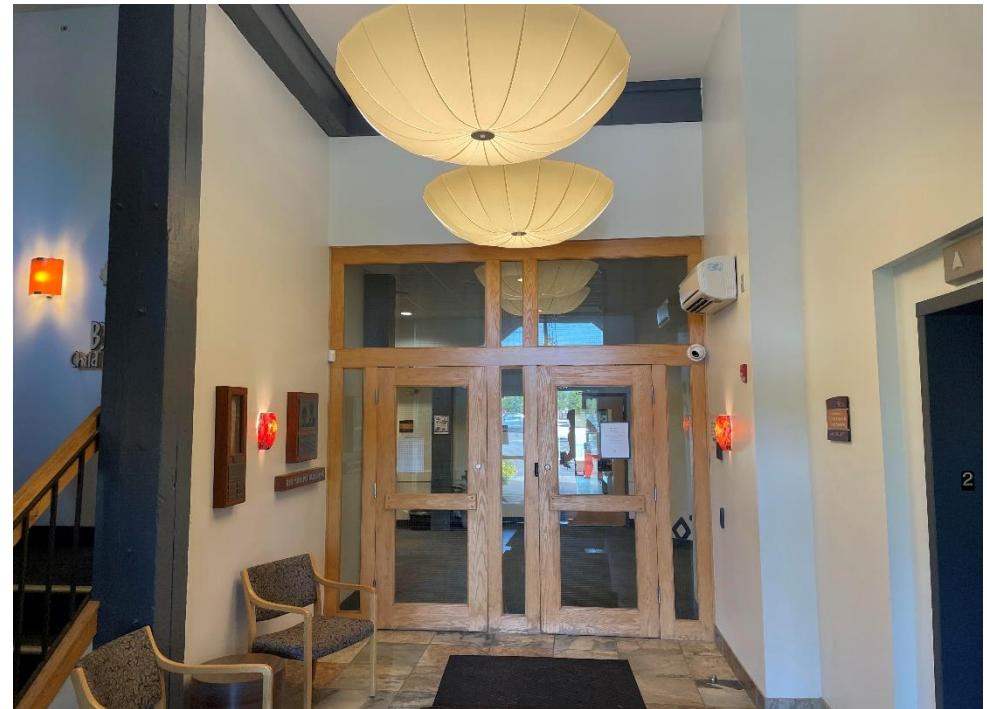
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