

Southview Commons

Medical Office Investment Offering

200 & 300 White Spruce Blvd
Rochester, NY 14623
www.WhiteSpruceBlvd.com

Extensively Renovated Buildings With Remaining Upside Potential



Contact Us

Patrick Wahl
+1 585 784 3633
patrick.wahl@cbre-rochester.com
Licensed Real Estate Salesperson

Harry Gleason, SIOR
+1 585 784 3639
harry.gleason@cbre-rochester.com
Licensed Associate Real Estate Broker

Offering Overview

CBRE Upstate NY as exclusive broker, is pleased to present to qualified investors the opportunity to acquire 200 & 300 White Spruce Boulevard in the Town of Brighton, New York (the "Property"). The Property offers 50,816 rentable square feet of multi-tenant medical and professional office space. Both buildings were extensively renovated in 2020 with improvements including: new siding, new roofs, new lighting, new entry canopy, common area bathroom & lobby renovations, and newly paved parking lots. The buildings are currently 76.7% occupied (Building 200 is fully leased, and Building 300 is 52% leased), providing a sound income stream (T-12 NOI: \$656,129) while continuing to offer upside for investors.

The Property is located in the south central submarket of the Rochester metropolitan area, offering superior expressway access as well as close proximity to the University of Rochester Medical Center (URMC), a key driver for medical office location decisions. The surrounding area is further served by multiple hotels, retail amenities, restaurants, and multi-family residential.

Physical Summary

Property Address	200 & 300 White Spruce Blvd, Rochester, NY 14623
Buildings	2
Total Size	50,816 Rentable Square Feet
Land Area	3.1 Acres
Year Built	1976, Renovated 2020
Use	Office and Medical Office
Elevators	Yes
Floors	2 + Lower Level (Tenanted Space)
Parking	250± Spaces

\$656K

T-12 NOI (11/01/2024 - 10/31/2025)

2

Buildings

51K

Square Feet

76.7%

Occupancy



View The Offering Memorandum At: www.WhiteSpruceBlvd.com

Investment Highlights

In Place Income Stream + Upside Potential

- + The Property benefits from secure in-place cash flow with 76.7% of the square footage leased. Building 200 is now fully occupied with additional growth opportunity available in Building 300
- + Extensive renovations to the property have resulted in steady lease up and consistent year-over-year NOI growth.
- + Many current tenants have made significant investments in FF&E, increasing the likelihood of lease renewal.
- + Strategic location for medical tenants due to proximity to University of Rochester Medical Center and regional expressways.

Extreme Barriers To Entry

- + *Rapid Construction Cost Growth:* Surging costs and lead times for construction materials continue to limit new construction.
- + *Mature Submarket:* The Property is located in an extensively developed area with few opportunities for new competing development.
- + *Drawn-Out Entitlements:* Protracted zoning and approval processes can span multiple years to reposition land and buildings.
- + *Constraints on Local Utilities:* New York State Electric & Gas (NYSEG) and Rochester Gas & Electric (RG&E) are currently operating at near full capacity, resulting in extensive delays for new construction.



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