



 **311 Exchange Blvd, Rochester, NY 14608**



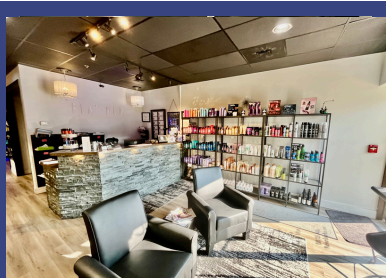
1,188 Square Feet



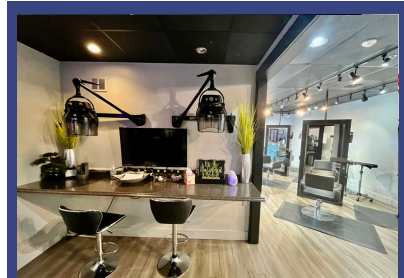
11,353 Daily Traffic Count



Up-to-date design



Reception Area



LVT Flooring

BOOK IN A QUICK CALL



**585.754.0124**



[jlester@markiventerprises.com](mailto:jlester@markiventerprises.com)

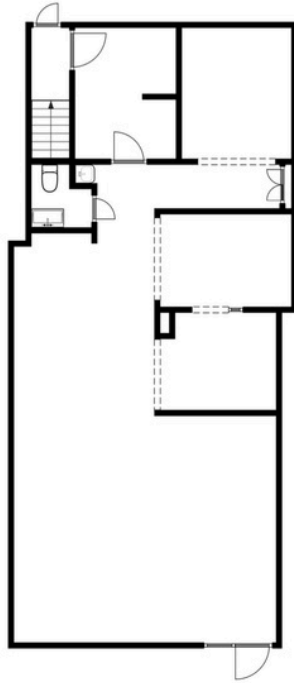


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311 EXCHANGE BLVD

1188 SF



## ABOUT THIS SPACE

- ✓ Situated perfectly in the prominent Corn Hill Neighborhood. Surrounded by shops, apartments, townhomes & The Gensee River
- ✓ 311 Exchange has a daily traffic count of 11,353.
- ✓ 181,254 Residents who live in a 3 mile radius .
- ✓ Signage & Parking Included



# ABOUT US



*Mark IV Enterprises is one of the area's leading residential and commercial real estate developers and is proud to be a part of the vibrant and progressive Greater Rochester community. For more than 50 years, Mark IV Enterprises has met the increasing demand for residential and commercial properties. Imaginative planning, marketing, architectural, legal, financial, administrative, and field construction personnel bring expertise in design, site development, construction, and property management.*

## Our Service:

- ✔ Innovative Tenant Marketing
- ✔ Signage Included
- ✔ Pay Rent Online
- ✔ 24 Hour Emergency Maintenance Phone Number

## Why Choose Us

We take pride in our reputation for excellent customer service, exceptional quality of craftsmanship, and as an excellent employer. Development, Property Management, Customer Service, Hospitality, and more have become a part of everyday operations.

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