

# Southview Commons

Retail, Office & Flex Space

125 White Spruce Boulevard  
Brighton, New York 14623

Investment Opportunity With Strong Upside Potential



## Property Overview

Southview Commons is an office and retail development in suburban Rochester, NY (Town of Brighton). Centrally located in a densely developed area, this property offers superior expressway access and is surrounded by office parks, hotels, multi-family residential, retail amenities, Monroe Community College and The University of Rochester Medical Center (Strong). 125 White Spruce Boulevard offers a unique mix of retail, office, and showroom/flex space in this central location off of East Henrietta Road.

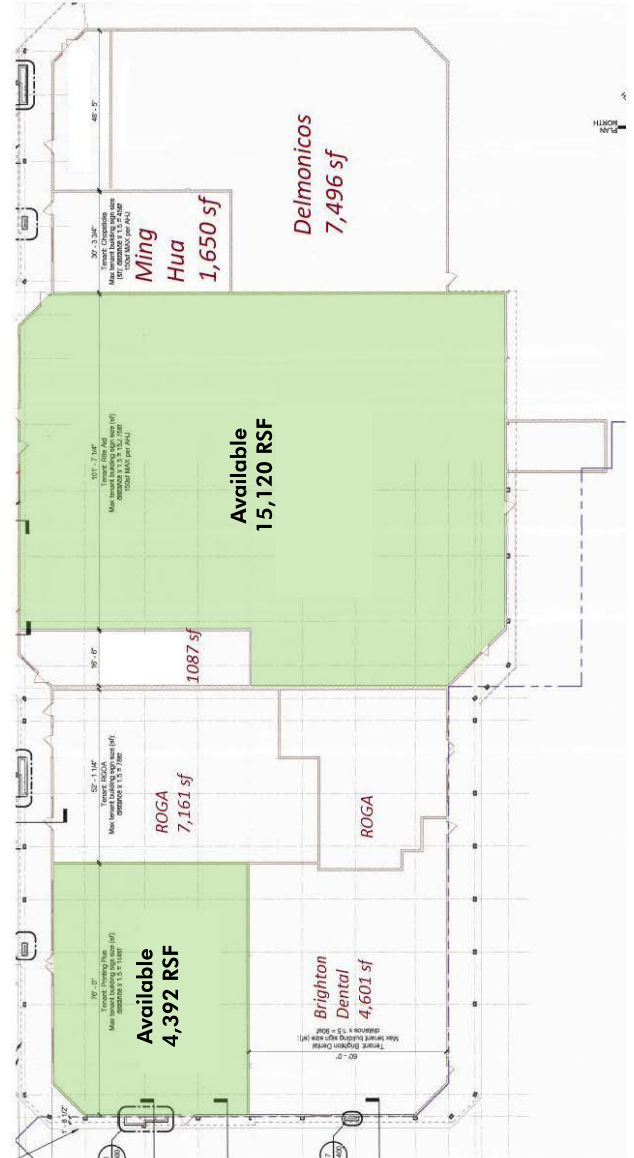
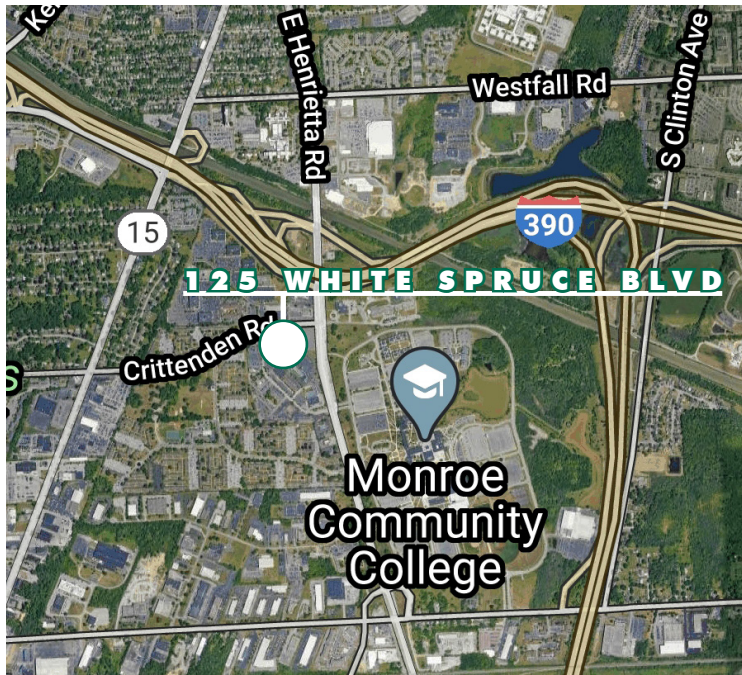
## Offering Details

- + 45,085 Square Foot Building
- + 57% Occupied
- + Retail, Office and Flex/Showroom Space
- + 2023 NOI: \$390,592
- + Sale Price: \$6,900,000

# Available Space

## Features

- + Current Availabilities:
  - 15,120 SF with Loading Dock
  - 4,392 SF End Cap Space
- + Ample Parking
- + Building Signage
- + Recent Exterior Renovations



## Contact Us

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