



FOR SUBLEASE

4,326 ± AVAILABLE | HIGH-END OFFICE SPACE AT VILLAGE GATE

EXCLUSIVE CONTACT

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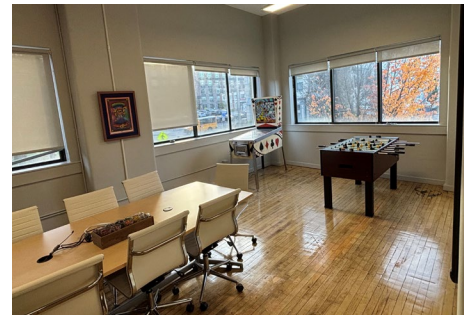
370 Woodcliff Drive, Suite 210
Fairport, New York 14450
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Property Highlights

- 4,226 SF turnkey second-floor office suite
- Open floor plan with 8 private offices and a conference room
- Includes kitchen, game room, and multiple lounge areas
- Fully furnished and move-in ready
- Bright space with abundant natural light
- Located within Village Gate, a dynamic mixed-use destination
- Walkable access to restaurants, shops, galleries, and loft apartments
- Situated in Rochester's Neighborhood of the Arts, one of the city's most vibrant and creative districts



Demographic	1 Mile	3 Miles	5 Miles
Population	26,372	181,461	308,885
Households	13,695	81,247	133,742
Average H.H. Income	\$75,383	\$77,057	\$83,313
Source:	ESRI		

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