

# Browncroft Medical Building

Available For Immediate Occupancy

2481 Browncroft Blvd  
Penfield, NY 14625

3,200 Square Feet Of Office Space With Commercial Exposure



## Offering Overview

CBRE Upstate NY is pleased to offer for lease, 3,200 square feet of office space in move-in ready condition. The property features outstanding exposure and signage on Browncroft Boulevard near the intersection with Blossom Road. Ideal opportunity for service based businesses hosting frequent guests / client visits.

## Offering Details

- + 3,200 SF Available
- + Signage on Browncroft Blvd
- + Lease Rate: \$14.00/sf
  - Tenant Pays Trash & Utilities (Direct)





## Property Overview

- + 3,200 square feet, move in ready
- + Large open plan / workstation area
- + Real wood doors with glass inserts
- + Signage on Browncroft Blvd
- + Ample internal storage
- + Upgraded blinds and finishes
- + Eight internal offices
- + Kitchenette with full size refrigerator
- + Convenient parking front and rear
- + Two executive offices or small conference rooms
- + Two single stall restrooms
- + Tenant only pays trash and utilities outside of Base Rent – (direct invoice for utilities)

## Contact Us

**Courtney Janto**  
+1 585 559 4150  
courtney.janto@cbre-rochester.com  
Licensed Real Estate Salesperson

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE Upstate NY**  
1350 University Ave, Ste 100  
Rochester, NY 14607  
+1 585 240 8080  
www.cbre.com/rochester

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK