



1170 Pittsford-Victor Road
Pittsford, NY 14534



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Investment Offering

1170 Pittsford-Victor Rd - Overview

Space Available:	20,000 SF
Property Type:	Office
Number of Buildings:	1
Rentable Building Area:	20,000 SF
Typical Floor:	10,000 SF
Land Acres:	2.10 AC
Lot Area:	91,476 SF
Parking:	63 Spaces
Zoning:	Commercial Office
Year Built:	1985



Property Highlights



Flat Roof - single ply membrane



Forced Air Electric Heat - 100% Air Conditioned; Roof-top Units



Carpeting, Ceramic Tile and Vinyl Composition Tile



1 ea. 400 amps; 480 volts
1 ea. 400 amps; 120/208 volts







Close Proximity to Eastview Mall





Demographics

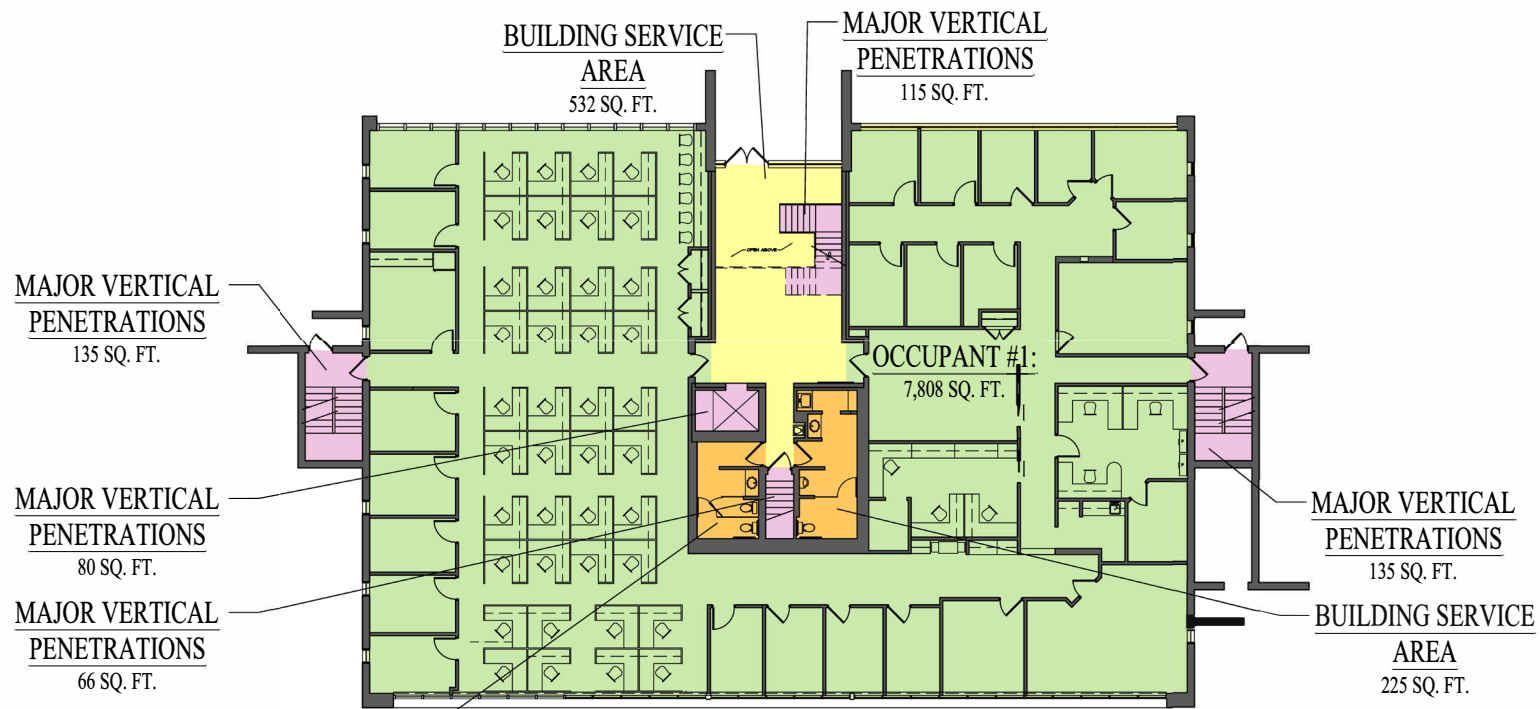
		3 miles	5 miles	10 miles
	Population	26,317	79,897	298,458
	Households	10,736	32,100	128,398
	AVG HH Income	\$135,260	\$130,689	\$104,135
	Median Age	47.7	44.9	41.7

DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	1,232	3,189	11,714
Total Employees	15,830	37,416	176,549
Occupation Types			
Business/Management	3,163	8,345	28,559
Professional	5,007	14,322	54,247
Service	1,297	4,842	21,112
Sales/Office	2,261	7,160	27,894
Farming/Forestry	10	24	179
Construction/Maintenance	320	1,202	6,236
Production/Transportation	713	2,507	12,224
White Collar Workers	10,432	29,826	110,700
Blue Collar Workers	2,340	8,575	39,751
Labor Force			
Labor Population	21,441	64,870	249,260
Total Males	10,201	30,955	120,807
Total Females	11,239	33,915	128,453
Unemployment	1.2%	1.4%	1.9%



Floor Plan

1170 Pittsford-Victor Rd



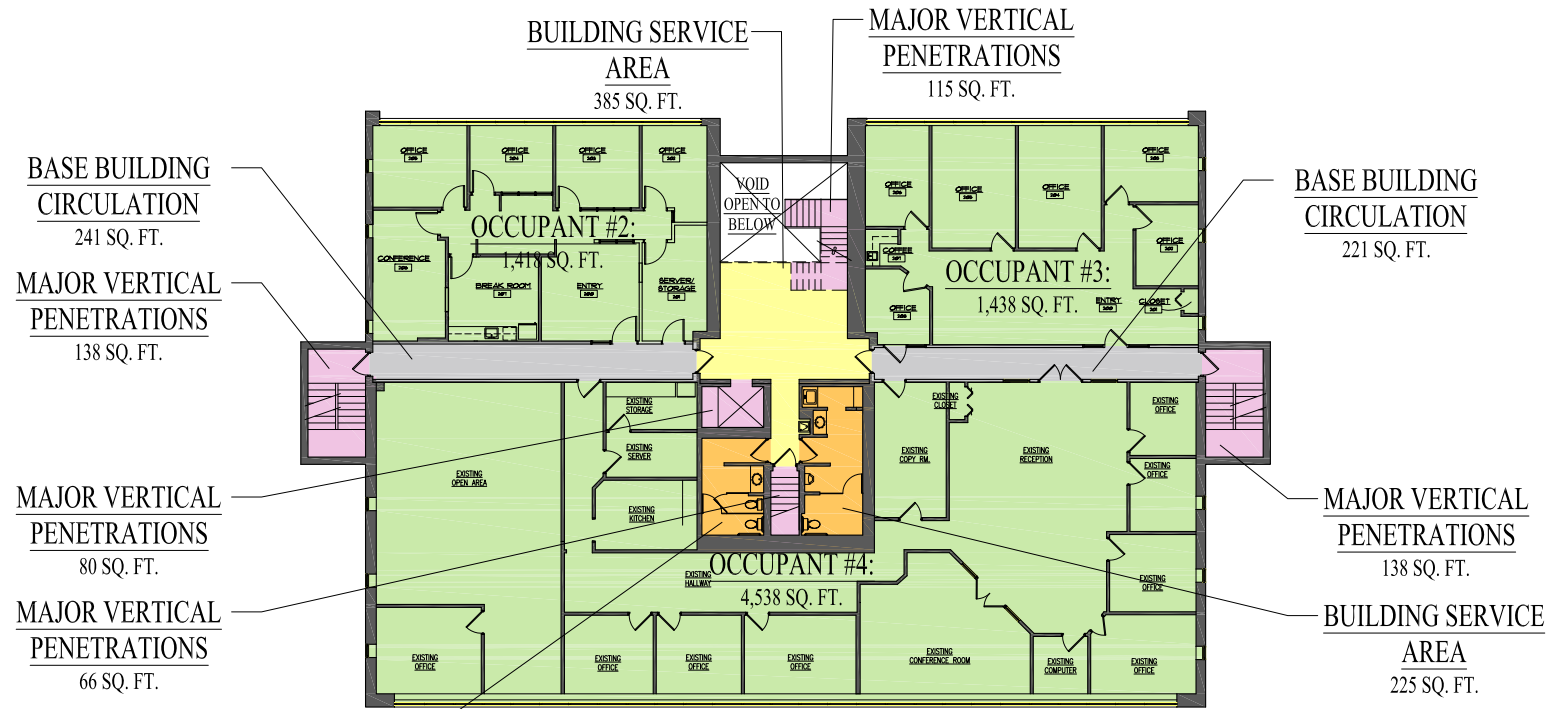
MAJOR VERTICAL PENETRATIONS:	531 SQ. FT.
BASE BUILDING CIRCULATION:	0 SQ. FT.
OCCUPANT AREA:	7,808 SQ. FT.
BUILDING SERVICE AREA:	532 SQ. FT.
FLOOR SERVICE AREA:	375 SQ. FT.



1170 PITTSFORD VICTOR RD
 FIRST FLOOR
 ROCHESTER, NEW YORK
 JANUARY 22, 2015

Floor Plan

1170 Pittsford-Victor Rd



BUILDING SERVICE AREA
385 SQ. FT.

MAJOR VERTICAL PENETRATIONS
115 SQ. FT.

BASE BUILDING CIRCULATION
241 SQ. FT.

MAJOR VERTICAL PENETRATIONS
138 SQ. FT.

MAJOR VERTICAL PENETRATIONS
80 SQ. FT.

MAJOR VERTICAL PENETRATIONS
66 SQ. FT.

BUILDING SERVICE AREA
145 SQ. FT.

MAJOR VERTICAL PENETRATIONS
537 SQ. FT.

BASE BUILDING CIRCULATION
462 SQ. FT.

OCCUPANT AREA:
7,394 SQ. FT.

BUILDING SERVICE AREA:
385 SQ. FT.

FLOOR SERVICE AREA:
370 SQ. FT.

INTERIOR GROSS AREA (IGA):
9,148 SQ. FT.

BASE BUILDING CIRCULATION
221 SQ. FT.

MAJOR VERTICAL PENETRATIONS
138 SQ. FT.

BUILDING SERVICE AREA
225 SQ. FT.

OCCUPANT #2:
1,418 SQ. FT.

OCCUPANT #3:
1,438 SQ. FT.

OCCUPANT #4:
4,538 SQ. FT.



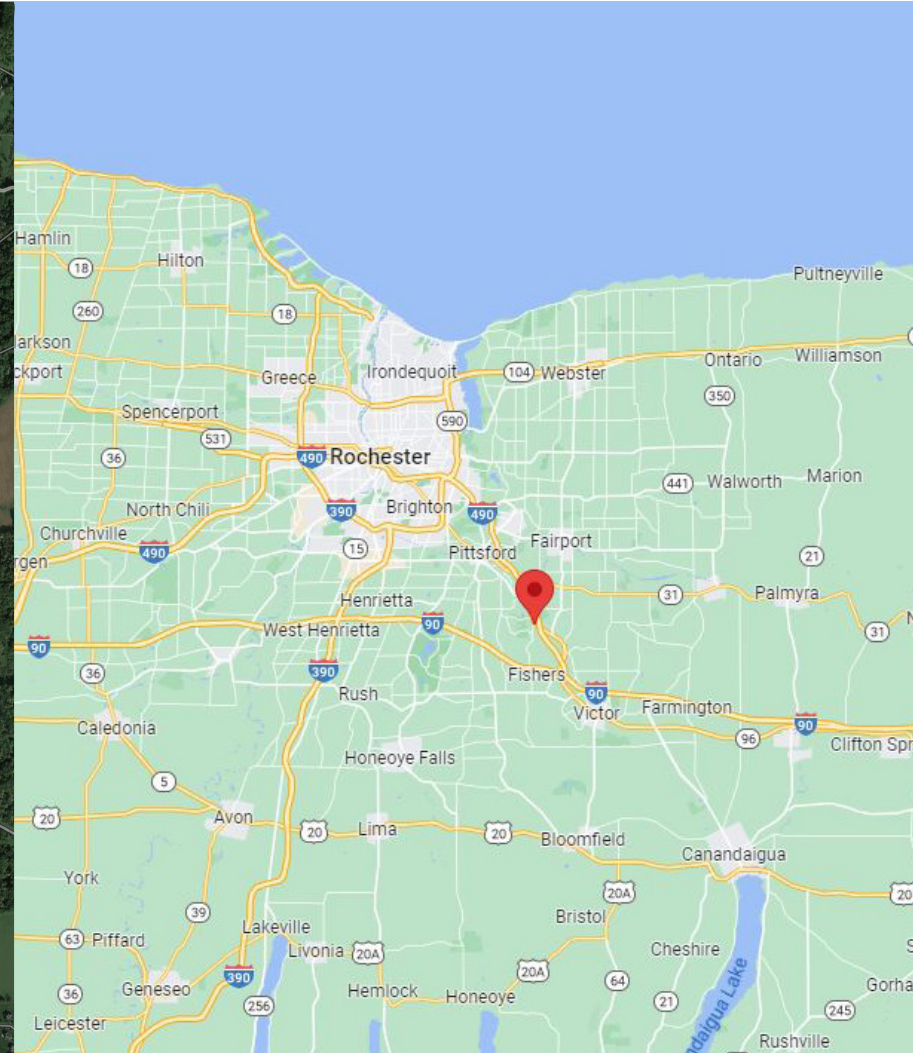
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1170 PITTSFORD VICTOR RD
SECOND FLOOR
ROCHESTER, NEW YORK
JANUARY 23, 2015

Site Plan



Area Maps





Peter Gillett
Associate Real Estate Broker

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