

300 CANAL VIEW BOULEVARD



moore corporate real estate



FOR SALE: 90,000 SF CLASS 'A' OFFICE BUILDING

- **Address:** **300 Canal View Boulevard, Rochester, NY 14623**
- **Location:** Located in the Canal View Office Park, near the corner of South Winton and Brighton Henrietta Townline Road
- **Town/County:** Town of Brighton, Monroe County
- **Tax Account ID:** 149.16-1-5.30
- **Year Built:** 1990
- **Zoning:** TOP – Technology & Office Park
- **Lot Size:** 7.40 Acres
- **Building Size:** 90,531 SF (3 floors & a fully leasable lower level)
- **Sale Price:** **\$10,800,000**
- **Parking:** Ample, on-site parking for 300 cars
- **Elevator:** Two (2) Otis elevators
- **Sprinkler Coverage:** Full sprinkler coverage for ordinary hazard.

- **Space Description:**
 - 1st Floor: 22,581 SF - Vacant
 - 2nd Floor: 22,581 SF - Vacant
 - 3rd Floor: 22,581 SF – Fully leased to Sikorsky
 - Lower Level: 22,788 SF – 18,728 SF leased to Sikorsky

- **Building Description:** Outstanding opportunity to purchase and occupy a three (3) story Class A building with a triple A tenant leasing 41,309 SF including most of the lower level.

- **Tenants:** **Sikorsky Aircraft Corporation**

1892 s. winton road, suite 100
rochester, ny 14618
phone: 585.546.4170
[www. moorecre.com](http://www.moorecre.com)