

FOR LEASE

444 Central Avenue

Modified Gross Lease

Terms Flexible 3-5 Years

- 4,100 SQFT
- Commercial Kitchen
- CCD-B Zoning
- Loft-Style Workspace
- Separate Office/Meeting Rooms
- 10+ Parking Spaces
- Central Rochester Location



Commercial Flex Space

Unique **4,100 SF commercial flex space** available for lease in Rochester's Center City District with **CCD-B zoning allowing a wide variety of commercial uses**. This distinctive property blends **industrial character with turnkey culinary infrastructure**, making it ideal for food production, creative studios, and specialty business operations.

Commercial Kitchen

The space features a **commercial kitchen** with **3-phase electrical service, three walk-in coolers, commercial hood/exhaust system, and extensive prep space**—perfect for **ghost kitchens, catering companies, meal prep and nutrition businesses, food startups, or culinary production operations**. **Ramp and dock access** provide convenient loading and delivery capability.



A rare opportunity to secure a **character-filled production and creative workspace in a central Rochester location**.

Loft-Style Workspace

The property opens into a **beautiful loft-style workspace** with **exposed brick, hardwood floors, high ceilings, large industrial windows, and abundant natural light**. This flexible area is ideal for **office operations, creative studios, team collaboration, tastings, culinary classes, or private events**. Additional **separate office/meeting rooms** support administrative and presentation needs.



Jeffrey Krampen

Lic. Real Estate Salesperson

Cell: 716-578-7527

JeffKrampenRealtor@gmail.com

CBRealEstateTeam.com



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REMAX Realty Group