

# STONEGATE OFFICE COMPLEX



2005 LYELL AVENUE | ROCHESTER, NY

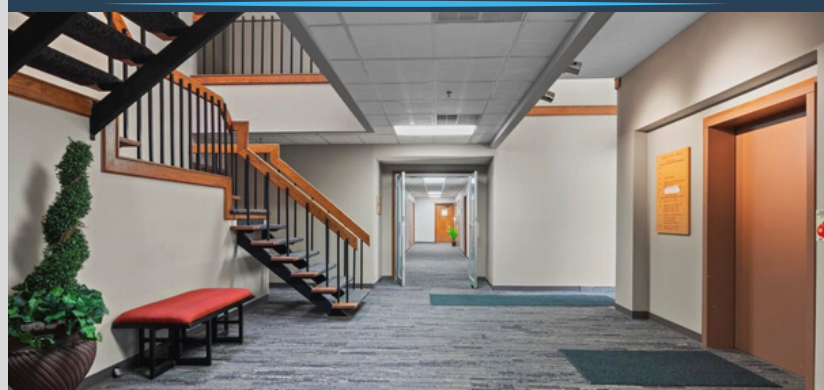
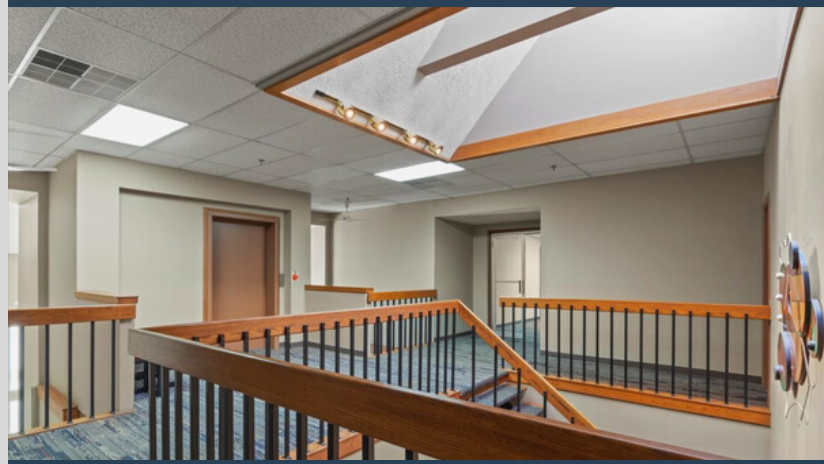
## PROFESSIONAL MEDICAL & FLEX OFFICE SPACE FOR LEASE

- Well Maintained Class B Medical Building
- Former Dental Suites Available
- 1,300 - 5,016 SF (*1st & 2nd Floor*)
- Elevator Access from Atrium
- 139 Parking Spaces
- ADA Accessible
- Convenient & Central Location in Gates
- Adjacent to the I-390/I-490 Interchange
- Full Build-To-Suit Options
- \$10.00 PSF / NNN

### BROKER CONTACTS

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# Suite 1



5,016 SF



Former 1st floor dental/medical suite directly to the left of the main foyer entrance. This suite footprint offers 5,016 Square Foot along with a central lab space, break room area, and an executive office with private bathroom.

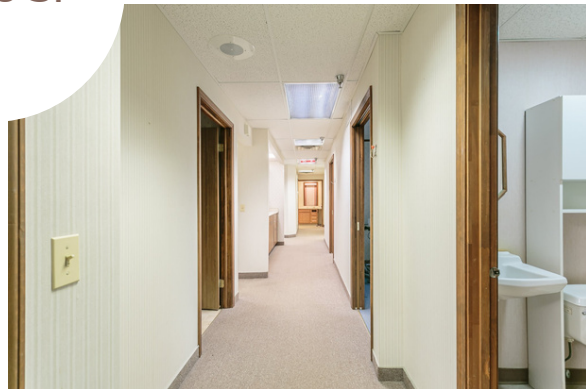
## Suite Features:

- 15 Offices
- 2 Restrooms
- Kitchenette
- Large Reception Area
- Expansive Waiting Room
- Conference / Training Room

# Suite 2



2,508 SF



Former dental suite on the 2nd floor of the building. This space has immediate access from the front door to the side stair case foyer entrance. The suite offers 2,505 Square Foot of space with multiple built-ins.

## Suite Features:

- 10 Exam Rooms
- Reception Area
- 2 Restrooms
- Waiting Room