



# 200 Canal View Blvd

Rochester, NY 14623



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# For Lease

## 200 Canal View Blvd - Overview

<b>Sale Type:</b>	Investment
<b>Property Type:</b>	Office
<b>Available Space:</b>	1st Floor - 2,500 SF 2nd Floor - 1,884 - 3,544 SF 3rd Floor - 2,576 SF
<b>Land Acres:</b>	6.00 AC
<b>Parking:</b>	240
<b>Building Size:</b>	58,772 SF
<b>Year Built:</b>	1988
<b>Floors:</b>	3
<b>Class:</b>	C



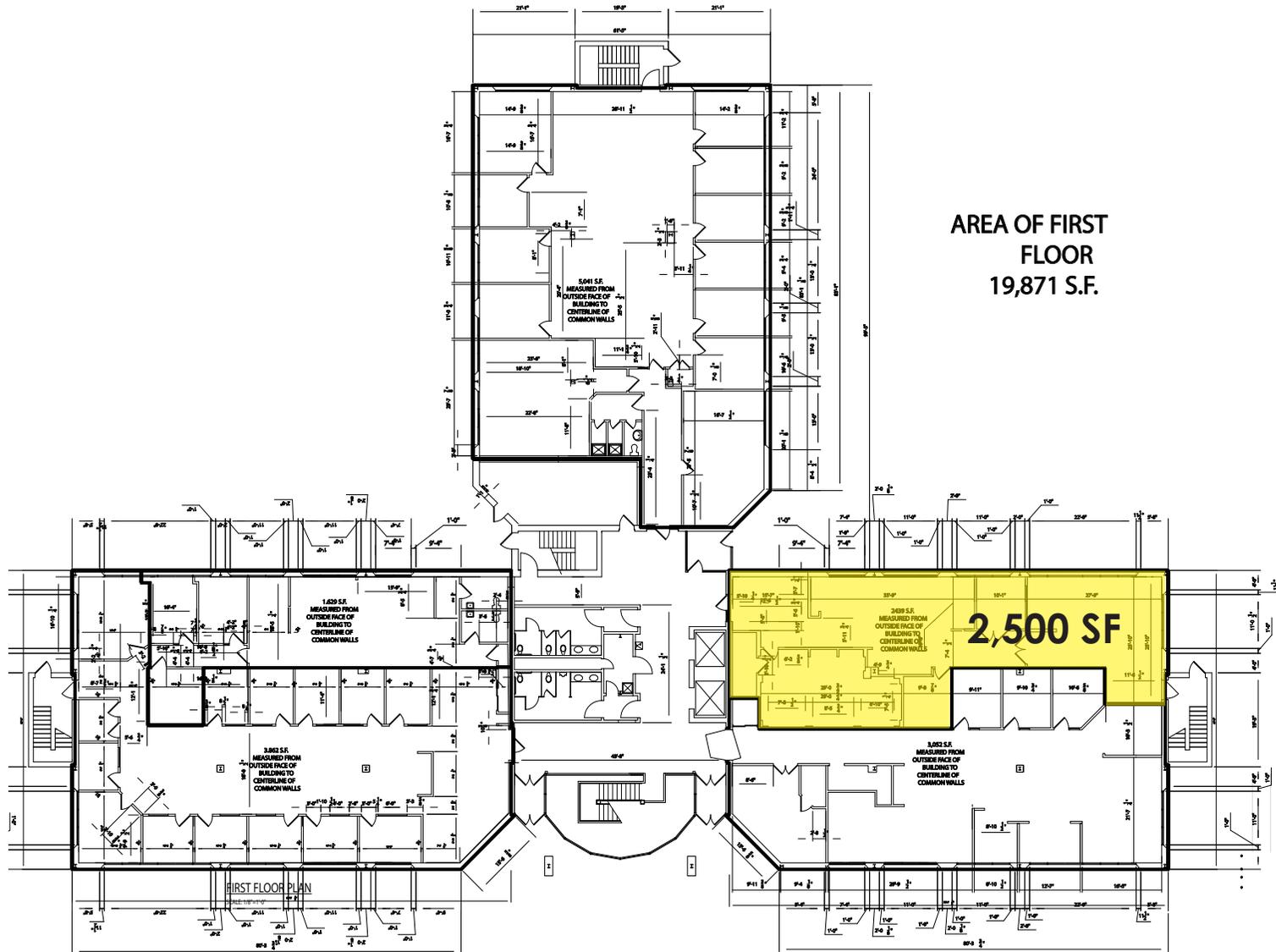
# Demographics

		<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
	<b>Population</b>	62,021	213,610	572,078
	<b>Households</b>	27,459	93,276	245,838
	<b>AVG HH Income</b>	\$124,292	\$106,488	\$104,410
	<b>Median Age</b>	40.3	36.8	39.2

<b>DEMOGRAPHICS</b>	<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
<b>Total Businesses</b>	3,387	9,512	19,625
<b>Total Employees</b>	52,185	139,428	266,311
<b>Occupation Types</b>			
<b>Business/Management</b>	5,487	18,144	50,356
<b>Professional</b>	13,925	40,986	90,952
<b>Service</b>	3,514	15,926	43,309
<b>Sales/Office</b>	4,826	19,165	53,524
<b>Farming/Forestry</b>	17	136	410
<b>Construction/maintenance</b>	1,150	3,740	12,121
<b>Production/Transportation</b>	2,500	10,145	31,514
<b>White Collar Workers</b>	24,238	78,295	194,832
<b>Blue Collar Workers</b>	7,182	29,947	87,354
<b>Labor Force</b>			
<b>Labor Population</b>	52,800	180,344	470,697
<b>Total Males</b>	27,912	96,066	235,705
<b>Total Females</b>	24,889	84,278	234,992
<b>Unemployment</b>	2.5%	3.2%	2.9%



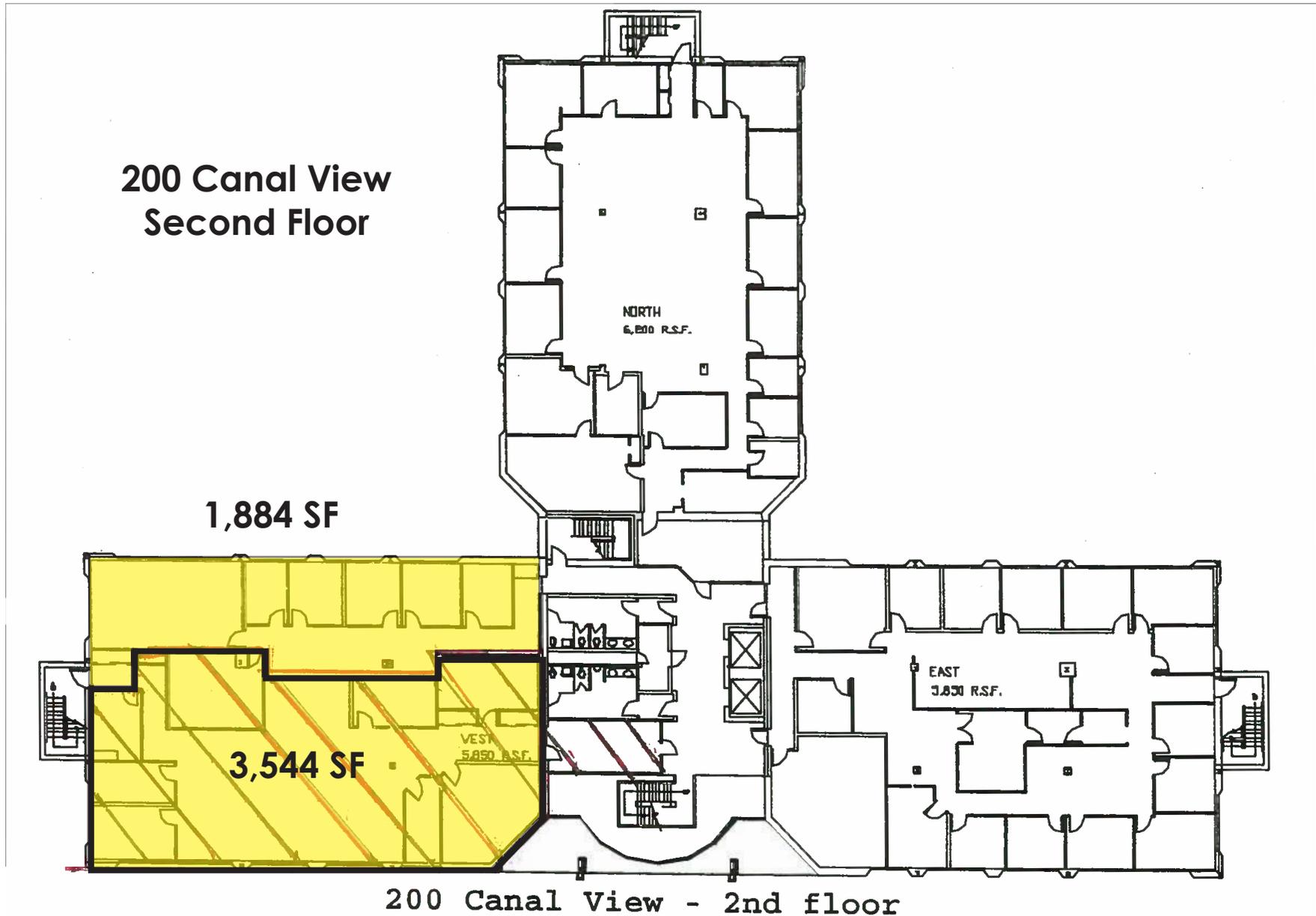
# Floor Plan



AREA OF FIRST FLOOR  
19,871 S.F.

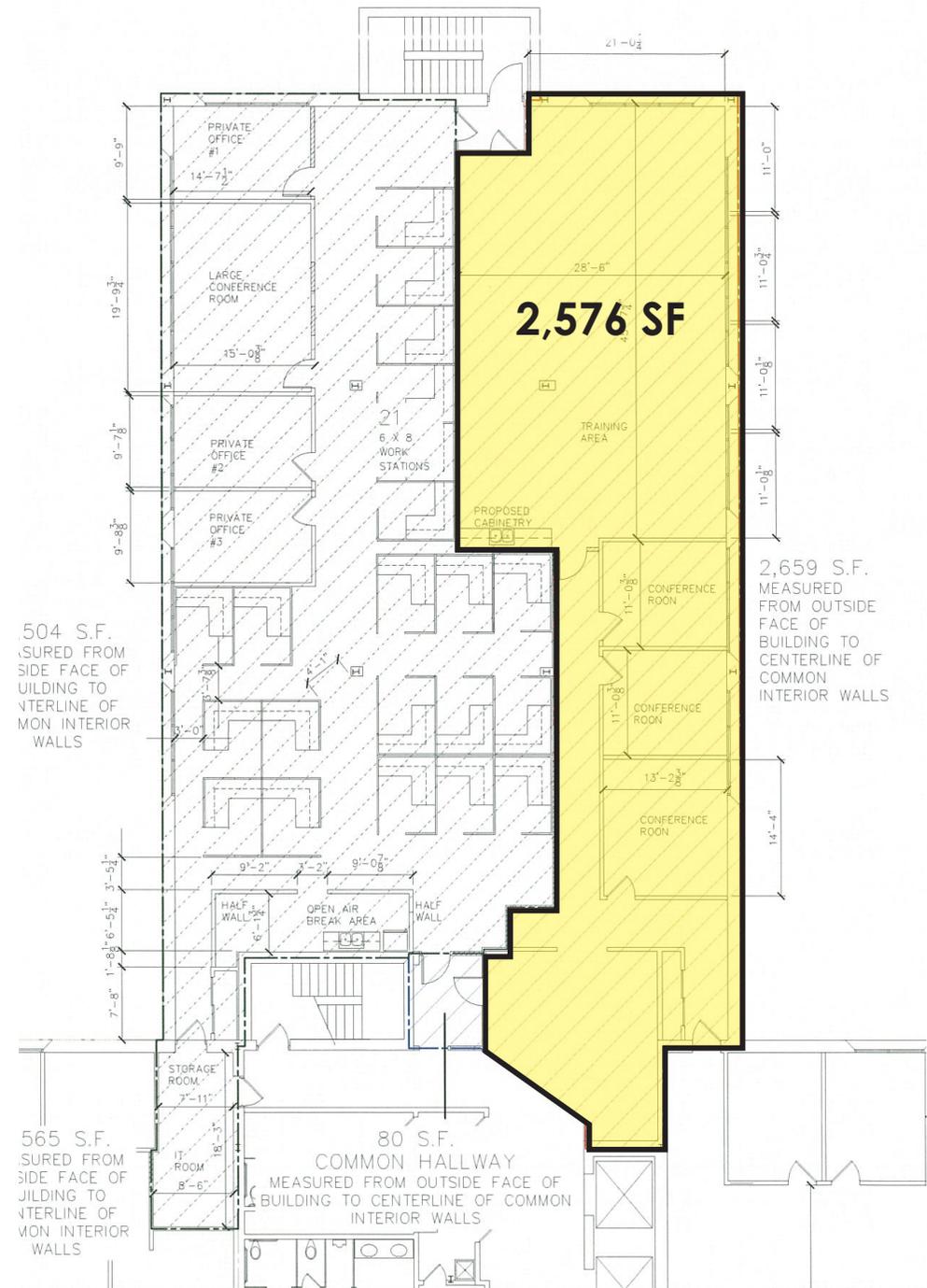
200 CANAL VIEW  
FIRST FLOOR

# Floor Plan

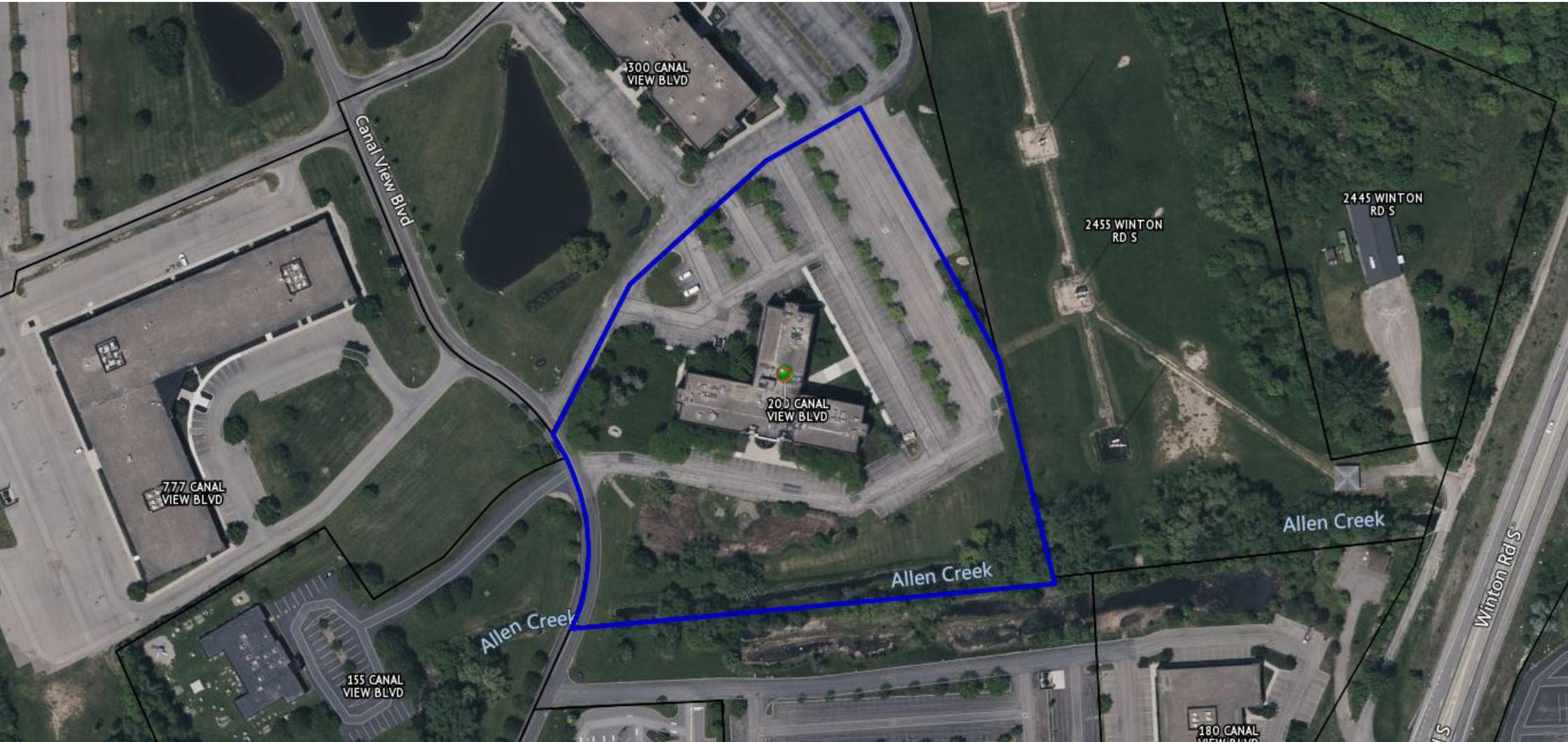


# Floor Plan

## 200 Canal View Third Floor

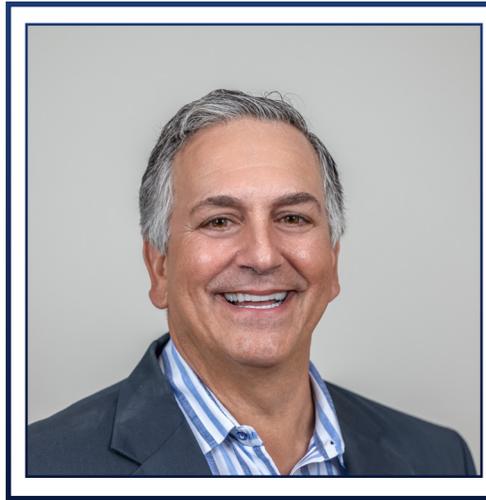


# Site Plan



# Area Map





**Michael Palumbo**  
**Associate Real Estate Broker**

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape.



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