



801 WEST AVE ROCHESTER, NY 14611

PARTIALLY LEASED
INVESTMENT/OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Daniel Miles

VP of Acquisitions

 (315) 378-9921


 danny@ironhornenterprises.com



Joseph Cummings

VP of Acquisitions


 (315) 980-9912


 jcummings@ironhornenterprises.com



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll

LOCATION OVERVIEW

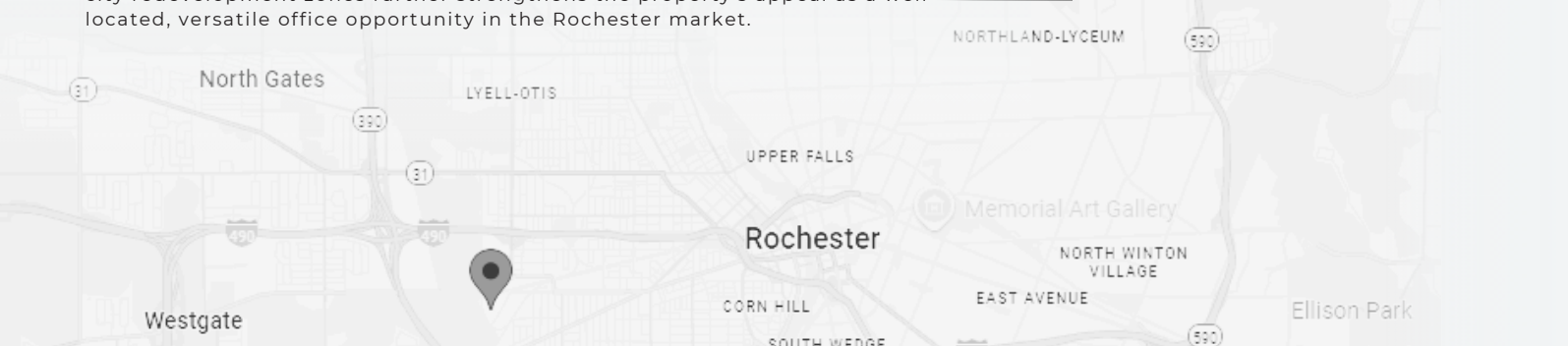
About Rochester, NY
Demographics
Map

EXECUTIVE SUMMARY

The office property at 801 West Ave in Rochester, NY offers a substantial 108,610 SF across three floors, complemented by a full basement and situated on 3.18 acres. The building contains 125 suites, of which 88 are leased, 12 are vacant, and 25 are currently deactivated, providing a mix of steady income and significant value-add or reconfiguration potential. With its strong occupancy base, the asset serves both investors seeking reliable cash flow and owner-users looking to occupy customizable space while benefiting from tenant revenue. Strategically positioned on West Ave, the property is less than five minutes from Downtown Rochester, I-490, and the Inner Loop, offering quick regional connectivity. It is also near major employers, retail corridors, and public transit routes, making it highly accessible for tenants and visitors. Proximity to the University of Rochester, Strong Memorial Hospital, and key city redevelopment zones further strengthens the property's appeal as a well-located, versatile office opportunity in the Rochester market.

THE OFFERING

Building SF	108,610 SF
Year Built	1920
Lot Size (Acres)	3.18
# of Suites	125



INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: The property sits minutes from Downtown Rochester, I-490, and the Inner Loop. It offers excellent access to major employers, transit routes, and surrounding commercial amenities.



Expansive Space: The building provides 108,610 SF across three floors plus a full basement. Its 3.18-acre site offers ample parking, site flexibility, and potential expansion options.



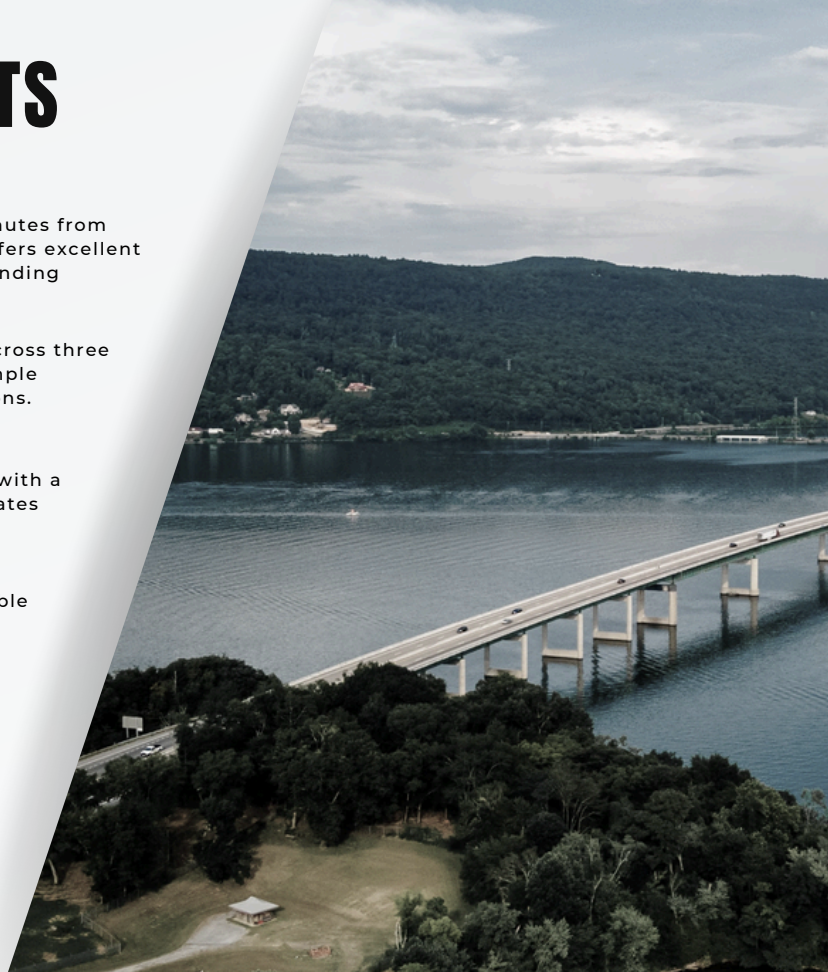
Strategic Features: The property includes 125 suites with a mix of leased, vacant, and deactivated units. This creates steady income with clear opportunities for lease-up, customization, or owner occupancy.



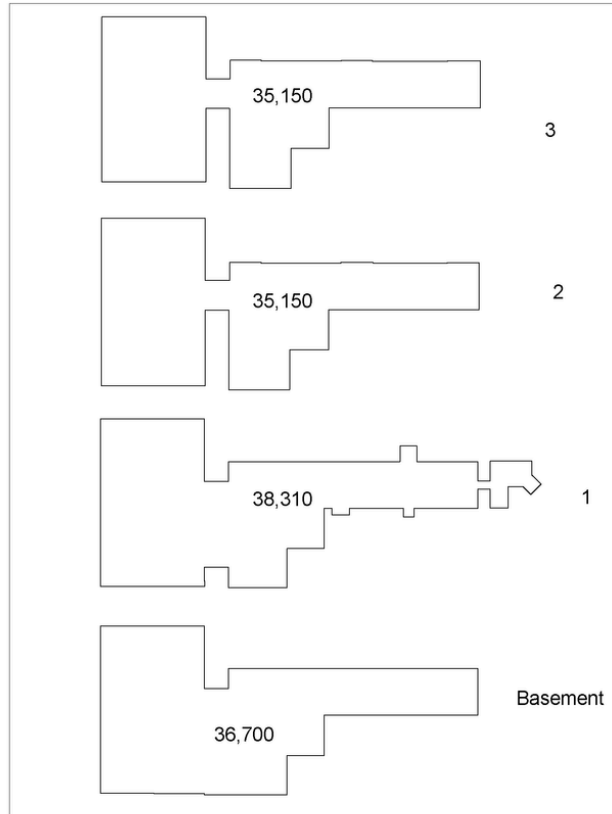
Industrial Infrastructure: The building features durable construction and strong utility capacity. The full basement adds usable support space for storage, operations, or mechanical needs.



Zoning Advantage: Flexible zoning allows a wide range of office, commercial, and institutional uses. The property's size and location also support long-term redevelopment potential.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$445,399	\$448,099	\$450,934	\$453,911	\$457,036	\$460,317
EFFECTIVE GROSS REVENUE	\$445,399	\$448,099	\$450,934	\$453,911	\$457,036	\$460,317
OPERATING EXPENSES						
PROPERTY TAX	\$28,868	\$29,445	\$30,034	\$30,635	\$31,248	\$31,873
INSURANCE	\$38,014	\$38,774	\$39,549	\$40,340	\$41,147	\$41,970
UTILITIES	\$36,362	\$37,089	\$37,831	\$38,588	\$39,539	\$40,147
TOTAL OPERATING EXPENSES	\$103,244	\$105,308	\$107,415	\$109,563	\$111,754	\$113,989
NET OPERATING INCOME	\$342,155	\$342,791	\$343,519	\$344,348	\$345,282	\$346,328

RENT ROLL

801 WEST AVE OFFICE RENT ROLL

88 SUITES \$37,117/MONTH


UNITS RANGE FROM \$150/MO TO \$4,500/MO



ABOUT ROCHESTER, NY

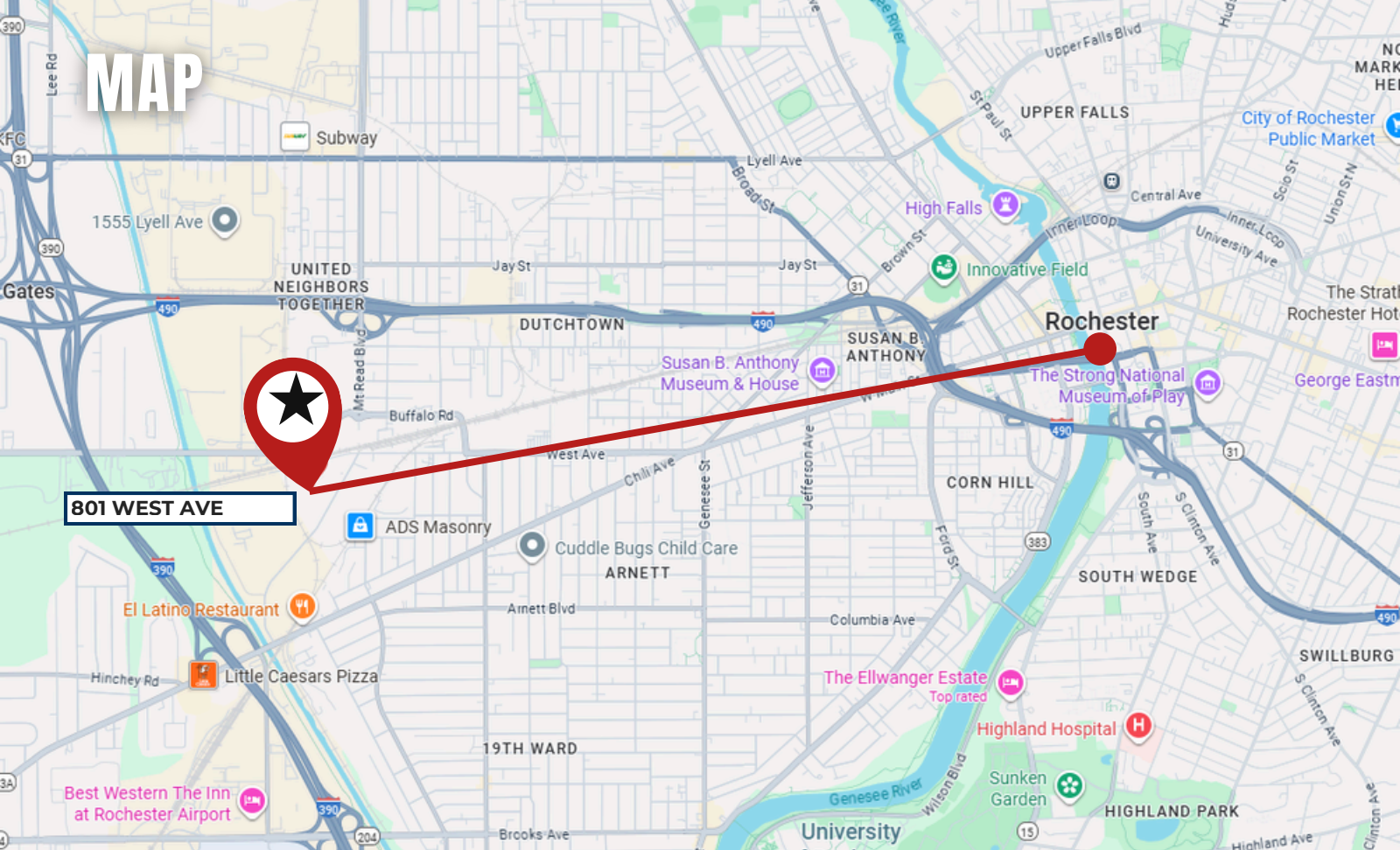
Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.

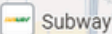


POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	19,769	136,211	309,734
2024 ESTIMATE	18,589	133,916	302,776
2029 PROJECTION	18,145	131,911	297,903
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,495	57,536	135,283
2024 ESTIMATE	7,026	56,851	132,382
2029 PROJECTION	6,850	56,030	130,209
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$40,916	\$57,108	\$67,280

MAP



801 WEST AVE



Subway

1555 Lyell Ave

UNITED NEIGHBORS TOGETHER

DUTCHTOWN

Susan B. Anthony Museum & House

SUSAN B. ANTHONY

Rochester

The Strong National Museum of Play

George Eastman

ADS Masonry

Cuddle Bugs Child Care
ARNETT

El Latino Restaurant

Little Caesars Pizza

19TH WARD

Best Western The Inn at Rochester Airport

The Ellwanger Estate
Top rated

Highland Hospital

Sunken Garden

University

HIGHLAND PARK

SWILLBURG

City of Rochester
Public Market

The Stratton
Rochester Hotel

UPPER FALLS

High Falls

CORN HILL

SOUTH WEDGE

Highland Ave

Union St

Inner Loop
University Ave

South Ave

S Clinton Ave

S Clinton Ave

NO MARK
HEI

Upper Falls Blvd

St Paul St

Lyell Ave

Jay St

Jay St

Chill Ave

Genesee St

Jefferson Ave

Ford St

South Ave

S Clinton Ave

S Clinton Ave

Clinton Ave

Lee Rd

31

390

490

390

383

31

490

3A

390

204

15

Clinton Ave

801 WEST AVE | ROCHESTER, NY 14611

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Daniel Miles

VP of Acquisitions

📞 (315) 378-9921

✉️ danny@ironhornenterprises.com



Joseph Cummings

VP of Acquisitions

📞 (315) 980-9912

✉️ jcumings@ironhornenterprises.com



IronHorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.