

ANCHOR

Real Estate Advisors



OFFICE BUILDING

FOR LEASE

OFFICE – DOWNTOWN ROCHESTER

186-188 North Water St, Rochester, NY 14604

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ANCHOR REAL ESTATE ADVISORS LLC

250 Mill Street Rochester, NY 14614
585.299.2799
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PROPERTY DESCRIPTION

A unique opportunity for an owner user or investor. The first floor has been leased for a three year term. The property is fully built out as professional office space on both the 1st floor and basement level with a number of private offices, open areas and conference rooms. There is a freight elevator within the building that could be re-activated or converted for passenger use.

The building is conveniently located next to the inner loop with easy access to the local highway system. There are several restaurants and other amenities within close walking distance, including Roc the Riverway development currently underway.

PROPERTY HIGHLIGHTS

- Professional office environment
- Combination of private offices, open areas and conference rooms
- Cafe's, Restaurants and other amenities nearby
- Close to Roc the Riverway developments

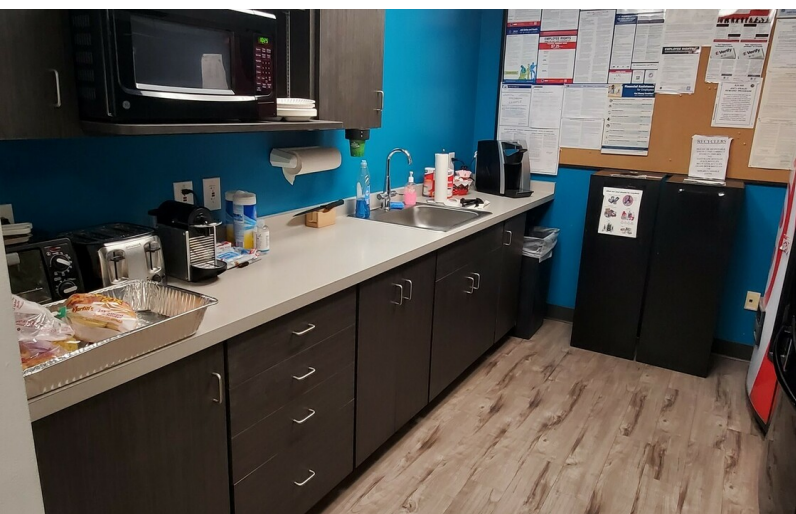
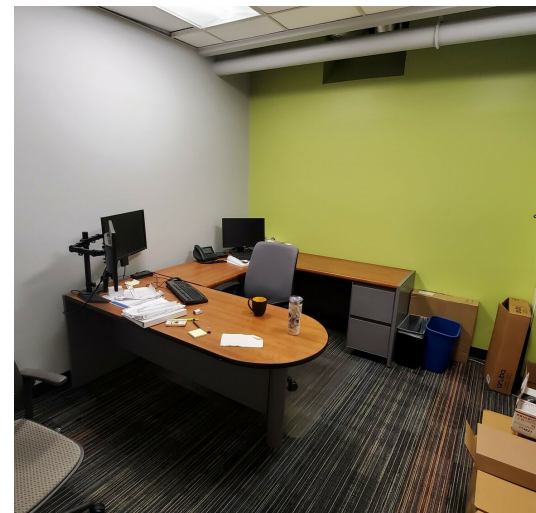
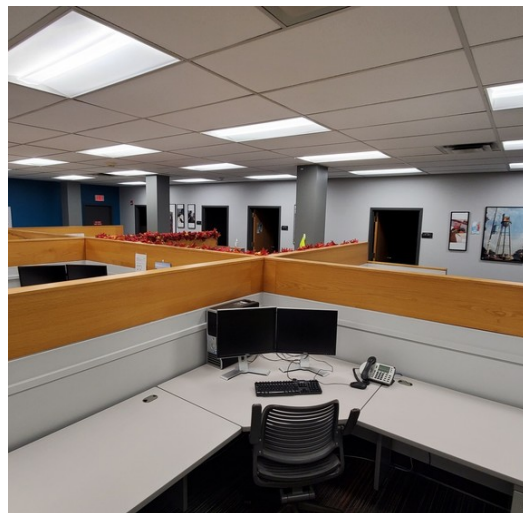
OFFERING SUMMARY

Sale Price:	\$1,050,000
Lease Rate:	\$7.50 SF/yr (MG)
Available SF:	3,000 - 7,000 SF
Lot Size:	0.17 Acres
Building Size:	14,300 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,667	41,638	84,282
Total Population	21,576	101,250	213,043
Average HH Income	\$32,021	\$34,249	\$40,174

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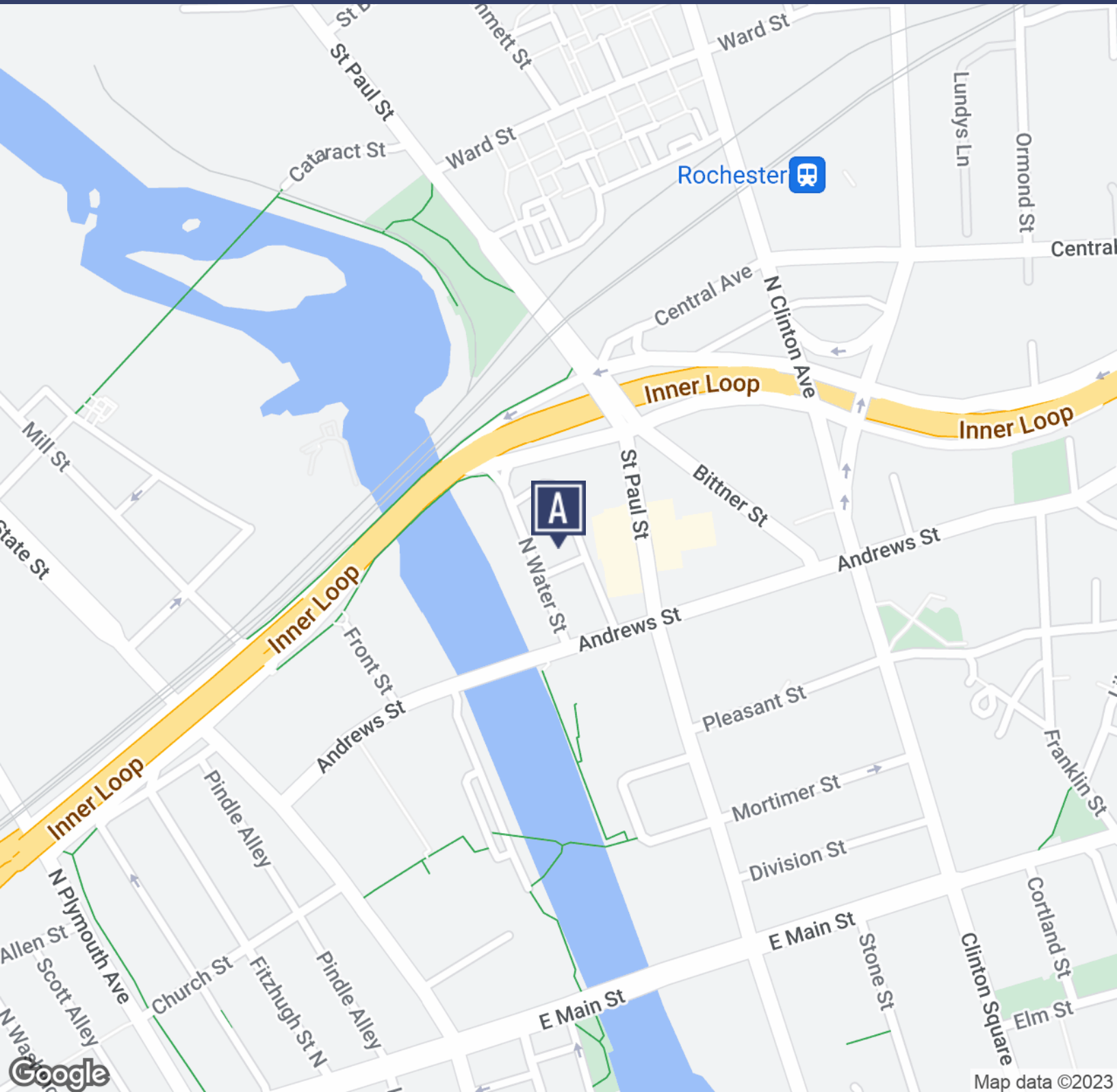
ADDITIONAL PHOTOS



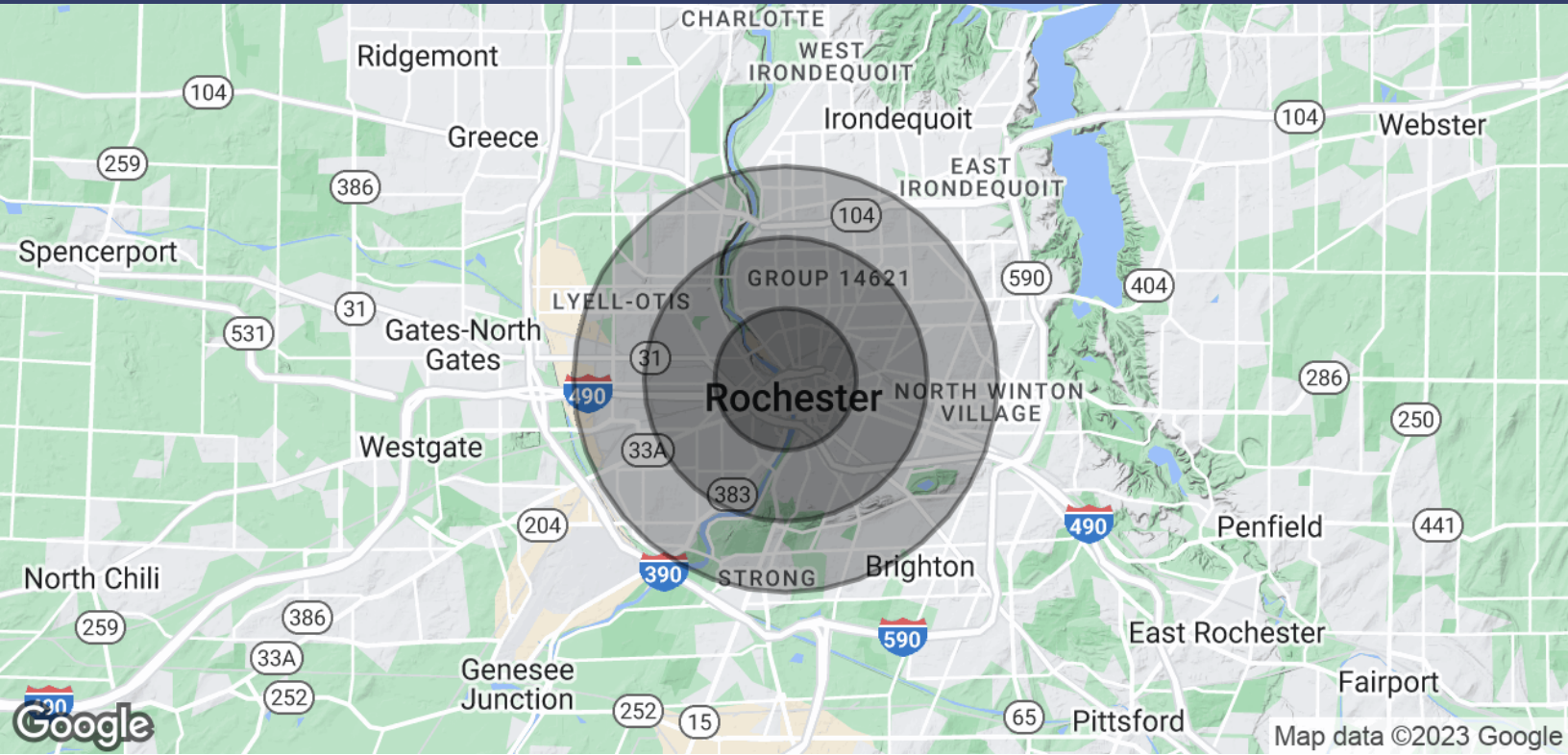
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LOCATION MAP



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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,576	101,250	213,043
Average Age	30.8	29.1	30.3
Average Age (Male)	30.1	28.2	28.9
Average Age (Female)	31.5	30.0	31.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,667	41,638	84,282
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$32,021	\$34,249	\$40,174
Average House Value	\$149,771	\$119,968	\$124,843

* Demographic data derived from 2020 ACS - US Census