

30 Hart St

Rochester, NY 14623



**Space Available
Lease**

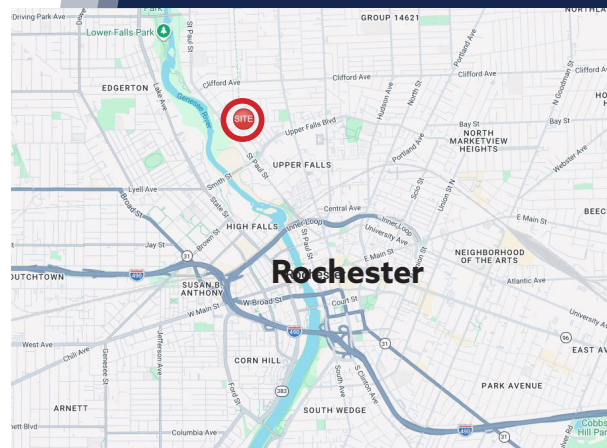
200 - 20,000 SF

Overview

30 Hart Street is a 318,000 SF, six-story office building conveniently located just north of Downtown Rochester, adjacent to the Genesee River and easily accessible from St. Paul Street, which sees over 16,000 vehicles per day. The property offers a strategic location with close proximity to ESL Ballpark and a variety of nearby retailers, including Tops, Family Dollar, and Aldi. 30 Hart Street provides an excellent opportunity for businesses seeking a well-positioned office location.

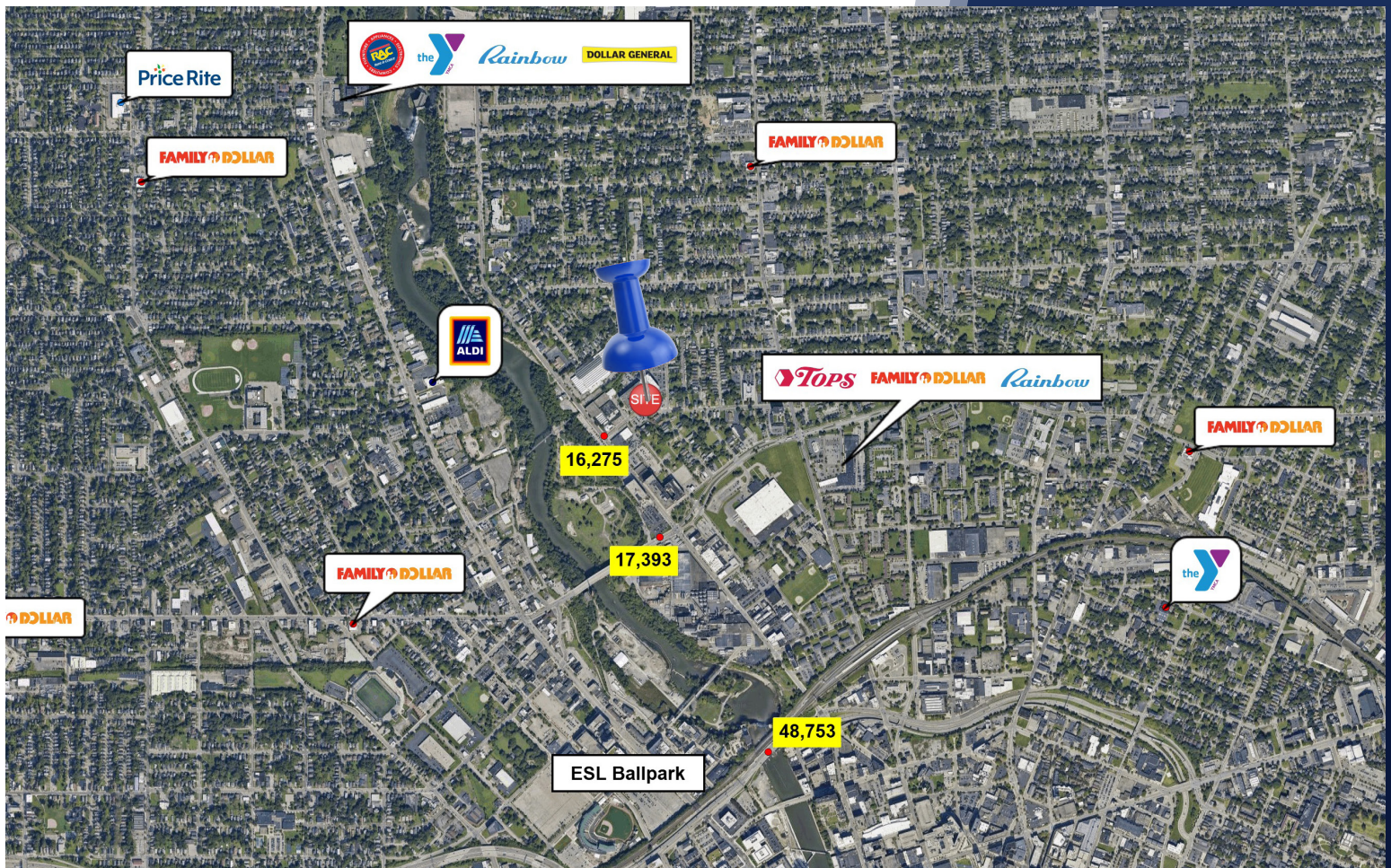
Highlights

- Ideal Office/Flex Space
- Close Proximity to the Inner Loop
- Walking Distance to Many Shops & Restaurants
- Excellent Exposure





Demographics	1 Mile	3 Mile	5 Miles
Population	26,506	197,053	334,764
Households	9,921	85,745	148,780
Average HH Income	\$46,933	\$70,655	\$86,964
Average Age	31.4	33.2	36.3



Building Relationships. Creating Spaces.