

# Woodcliff Office Park

## Sublease Opportunity

345 Woodcliff Drive  
Fairport, New York 14450

### Fully Furnished Office Space In Move-In Condition

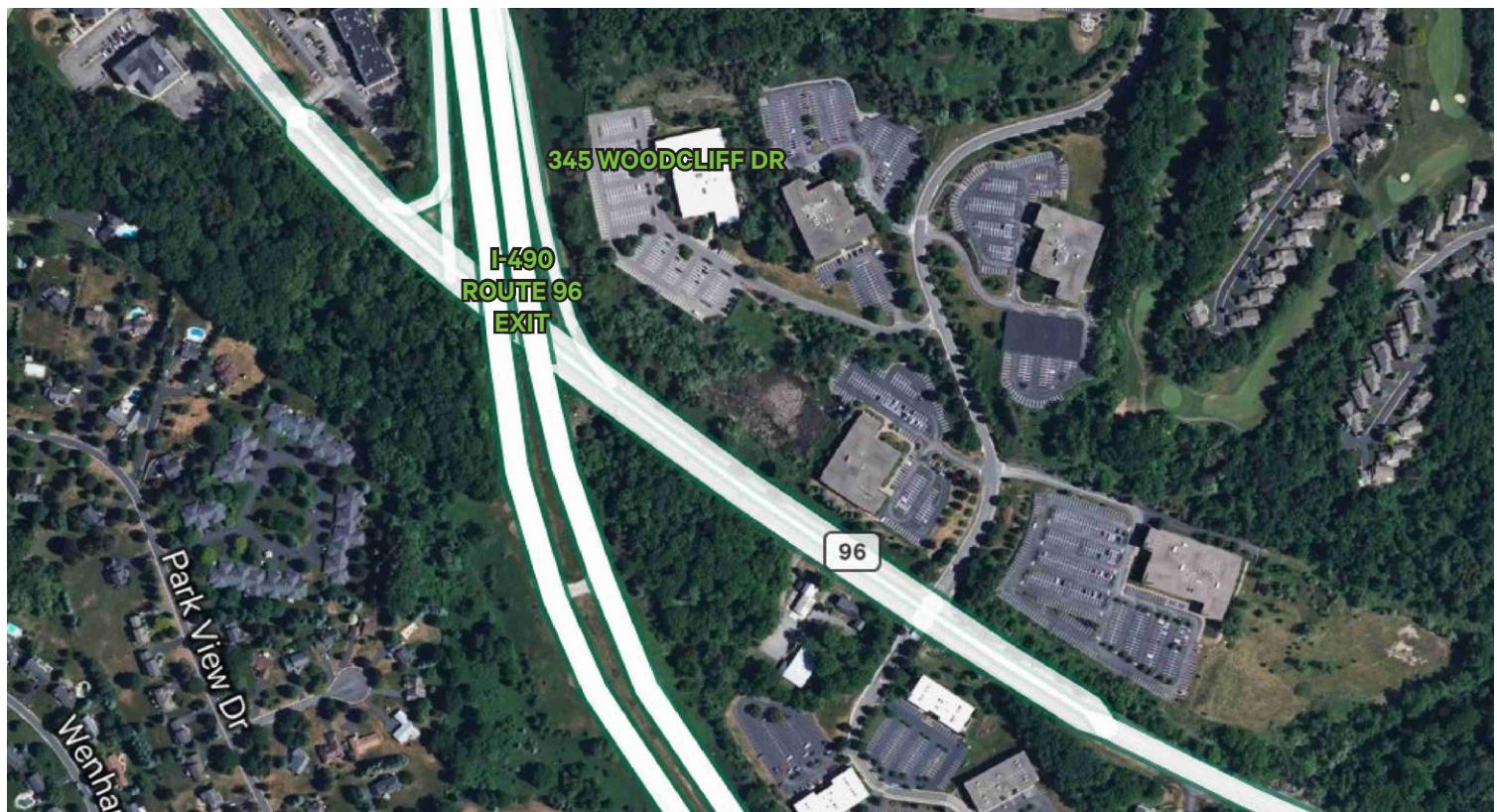


### Offering Overview

Woodcliff Office Park is one of the Greater Rochester Area's premier office environments, offering numerous on-site amenities and a convenient location near I-490 at the interchange with Interstate-90 (the New York State Thruway Exit 45) providing superior access to the Rochester Market as well as the Western New York and Finger Lakes Regions.

### Offering Details

- + 5,201 Square Feet
- + Furniture Available
- + Immediate Occupancy Available
- + Competitive Sublease Rate: \$15.00/sf (Full Service Inclusive of: Base Rent, Operating Expenses, Utilities, Janitorial )



# Property Overview

- + 5,201± SF, 2nd floor
- + Furniture available
- + Immediate, turnkey occupancy available
- + Highly amenitized building with common conference room and gym.
- + Suite features: open workstation areas, perimeter offices, eat-in kitchenette, formal reception, conference room, storage areas
- + Subtenants will also enjoy all Woodcliff amenities including, fitness center with locker rooms, Lorraine's lunch cafe, and a furnished hill top patio, and putting green
- + On-site full service hotel & spa
- + Secured buildings with 24-hour keycard access
- + Convenient Location Near I-490 / I-90 Interchange (NYS Thruway Exit 45).
- + Sublease term expires 12/31/26
- + Competitive Sublease Rate

## Contact Us

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