



# 801 WEST AVE ROCHESTER, NY 14611

PARTIALLY LEASED  
INVESTMENT/OWNER USER

Ryan Jenkins  
VP of Investment Sales  
[rjenkins@ironhornenterprises.com](mailto:rjenkins@ironhornenterprises.com)

*OFFERING MEMORANDUM*

# EXCLUSIVELY *PRESENTED BY*



## Ryan Jenkins

VP of Investment Sales

 631-833-5152

 [Rjenkins@ironhornenterprises.com](mailto:Rjenkins@ironhornenterprises.com)

## Ironhorn Enterprises

 315-214-8406

 [www.ironhornenterprises.com](http://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

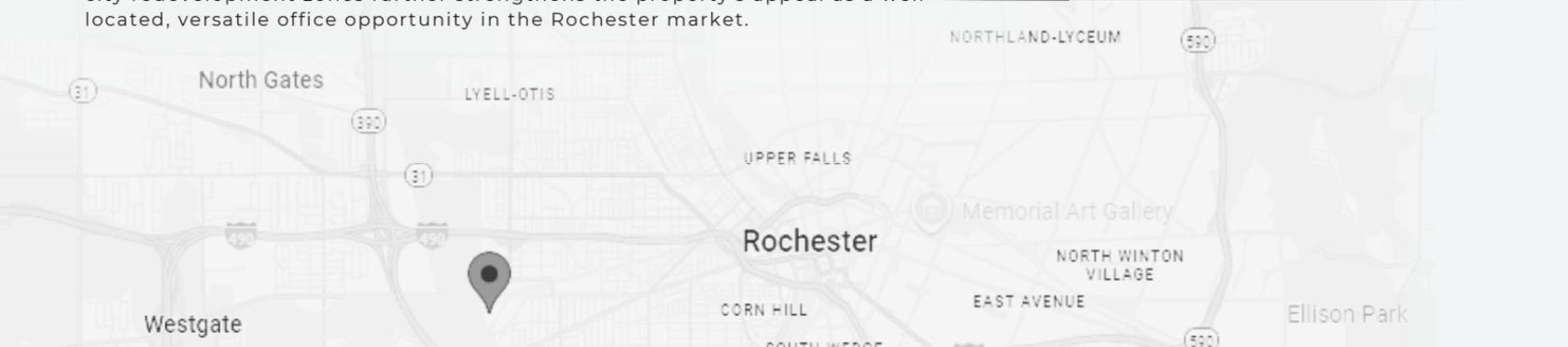


# EXECUTIVE SUMMARY

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

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



Ryan Jenkins  
VP of Investment Sales  
rjenkins@ironhornenterprises.com



# 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.



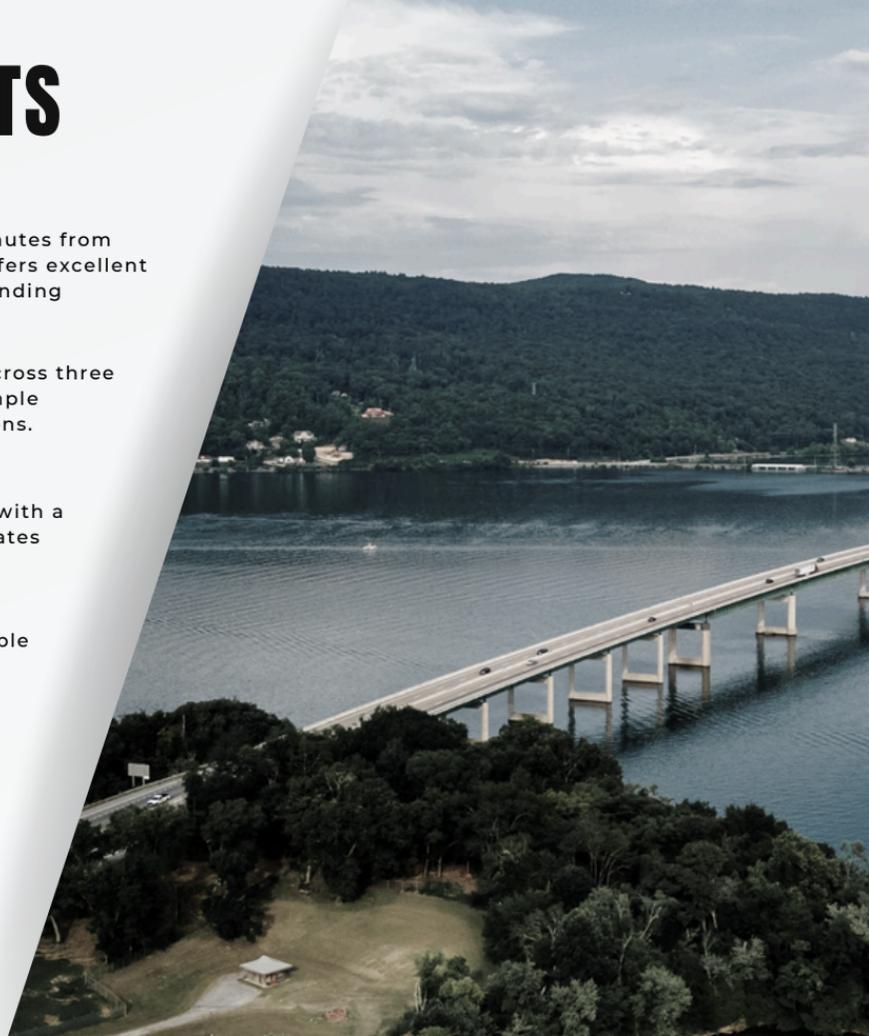
**Strategic Features:** The property includes 125 suites with a mix of leased, vacant, and deactivated units. This creates steady income with clear opportunities for lease-up, customization, or owner occupancy.



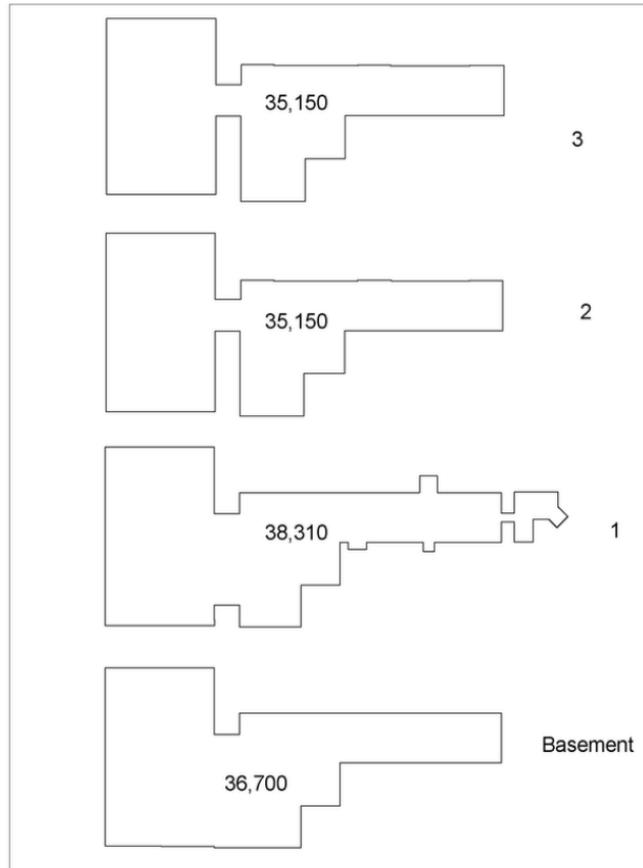
**Industrial Infrastructure:** The building features durable construction and strong utility capacity. The full basement adds usable support space for storage, operations, or mechanical needs.



**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
<b>GROSS REVENUE</b>						
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
<b>OPERATING EXPENSES</b>						
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
<b>NET OPERATING INCOME</b>	\$342,155	\$342,791	\$343,519	\$344,348	\$345,282	\$346,328

Ryan Jenkins  
VP of Investment Sales  
rjenkins@ironhornenterprises.com



# RENT ROLL

## 801 WEST AVE OFFICE RENT ROLL

---

88 SUITES    \$37,117/MONTH

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



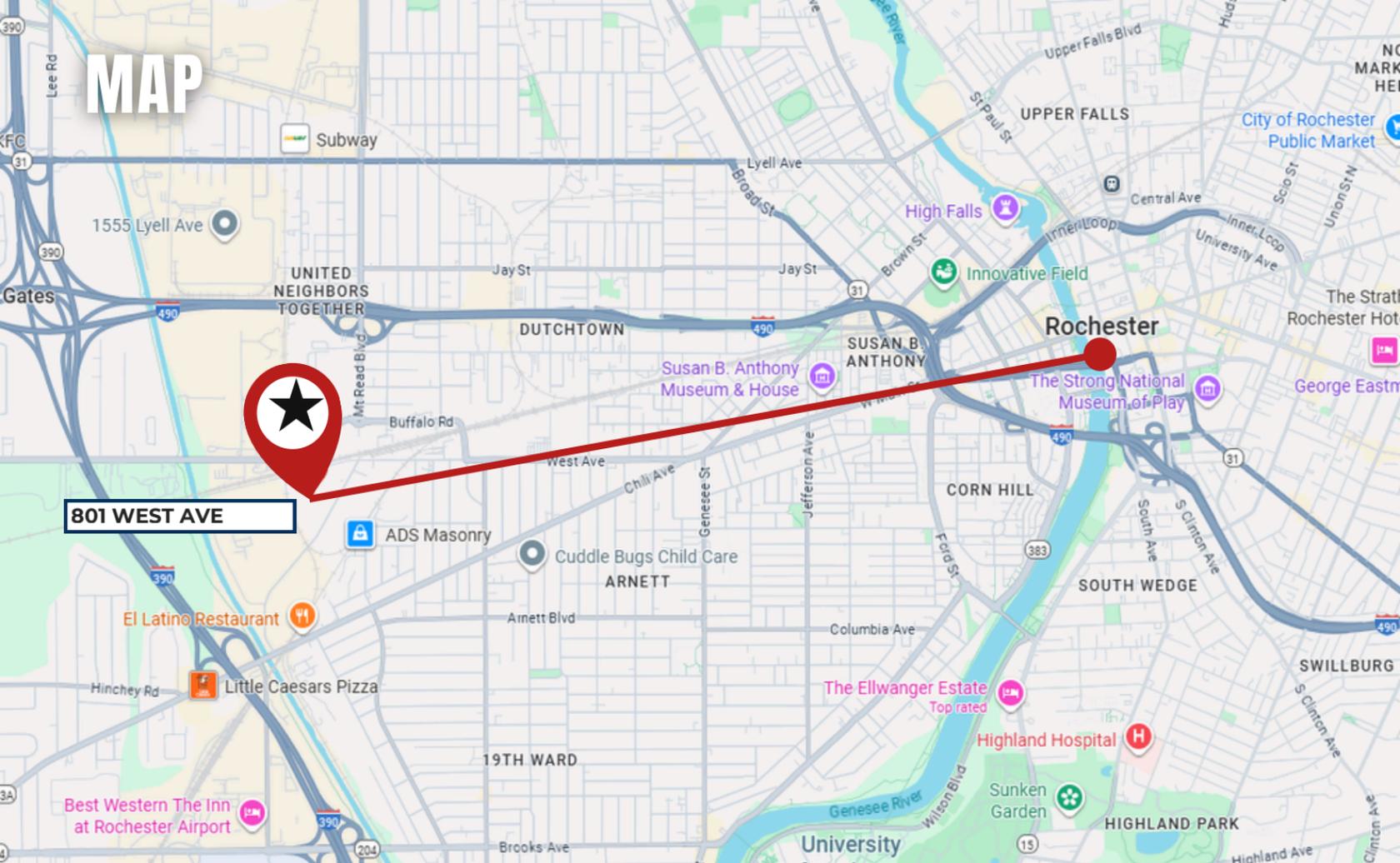
# ABOUT ROCHESTER, NY

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.

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

# MAP



801 WEST AVE



UNITED NEIGHBORS TOGETHER

Susan B. Anthony Museum & House

SUSAN B. ANTHONY

Rochester

The Strong National Museum of Play

ADS Masonry

Cuddle Bugs Child Care  
ARNETT

El Latino Restaurant

Little Caesars Pizza

Best Western The Inn at Rochester Airport

The Ellwanger Estate  
Top rated

Highland Hospital

University

HIGHLAND PARK

SWILLBURG

City of Rochester  
Public Market

The Strat  
Rochester Hot

George Eastm

UPPER FALLS

CORN HILL

SOUTH WEDGE

19TH WARD

DUTCHTOWN

Gates

NO  
MARK  
HEI

Union St  
Scio St

Inner Loop  
University Ave

Central Ave

Upper Falls Blvd

St Paul St

Lyell Ave

Jay St

Jay St

1555 Lyell Ave

390

490

490

31

31

31

383

490

390

390

204

Brooks Ave

Wilson Blvd

15

Highland Ave

Clinton Ave

S Clinton Ave

S Clinton Ave

South Ave

Ford St

Jefferson Ave

Genesee St

Chili Ave

West Ave

Buffalo Rd

Mt Read Blvd

Lee Rd

31

390

3A

4

NO

MARK

HEI

City of Rochester

Public Market

Union St

Scio St

Inner Loop

University Ave

Central Ave

The Strat

Rochester Hot

George Eastm

NO

MARK

HEI

City of Rochester

Public Market

Union St

Scio St

Inner Loop

University Ave

Central Ave

The Strat

Rochester Hot

George Eastm

NO

MARK

HEI

City of Rochester

Public Market

Union St

# 801 WEST AVE | ROCHESTER, NY 14611

OFFERING MEMORANDUM

---

## EXCLUSIVELY LISTED BY



**Ryan Jenkins**

VP of Investment Sales

📞 631-833-5152

✉️ [rjenkins@ironhornenterprises.com](mailto:rjenkins@ironhornenterprises.com)

### Ironhorn Enterprises

📞 315-214-8406

🌐 [www.ironhornenterprises.com](http://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. 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. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. 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 of 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. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE