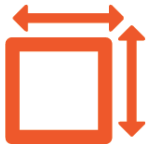


FOR LEASE

2154 FAIRPORT NINE MILE POINT ROAD FAIRPORT, NY 14450



2,660
SQUARE FEET



Rt 250 20,208 VPD
Rt 441 26,088 VPD



Negotiable
LEASE RATE NNN

PROPERTY HIGHLIGHTS

- New space, never previously occupied
- 8 Private Offices
- 3 Workstations
- Private Restrooms
- Fully Built Out as Professional Services Office
- 1 Conference Room
- The space is in Excellent Condition

LISTING SUMMARY

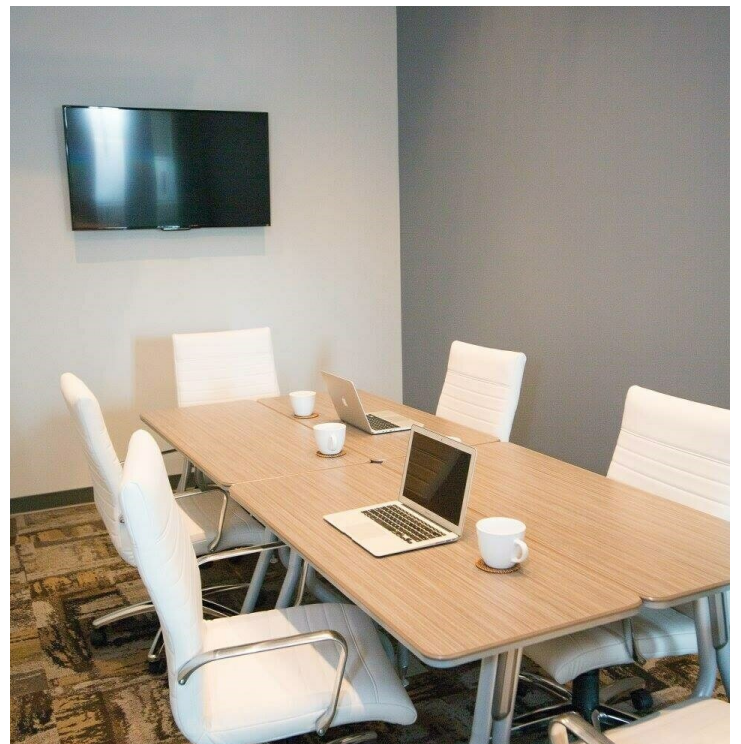
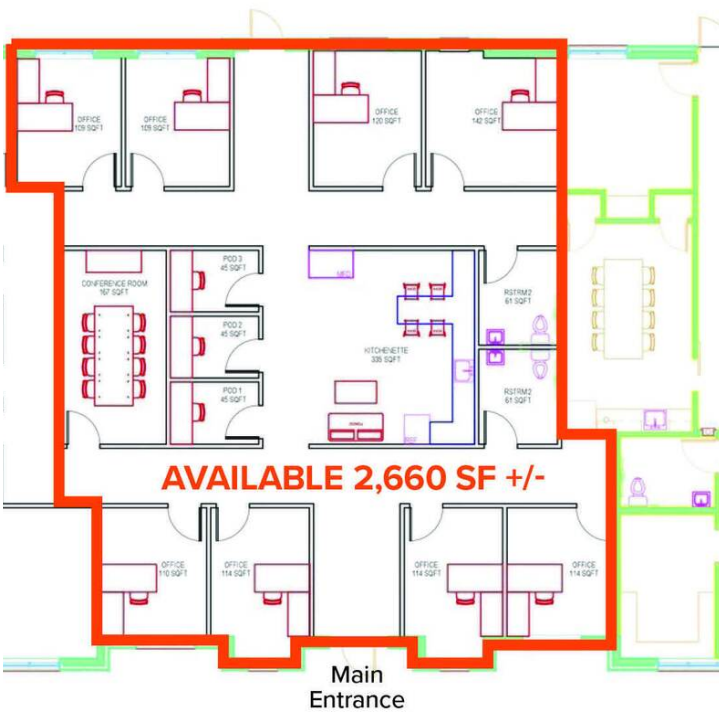
This clean and contemporary office suite is available, fully furnished, for turnkey delivery. Conveniently located across from Target Plaza near the intersection of Route 250 & 441 in Penfield. The building shares a signalized entry with Jeremiah's Tavern, Doodle Bugs, Panera, and Moe's Mexican Grill providing clients and customers with easy access to a well-established development.



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SITE AERIAL



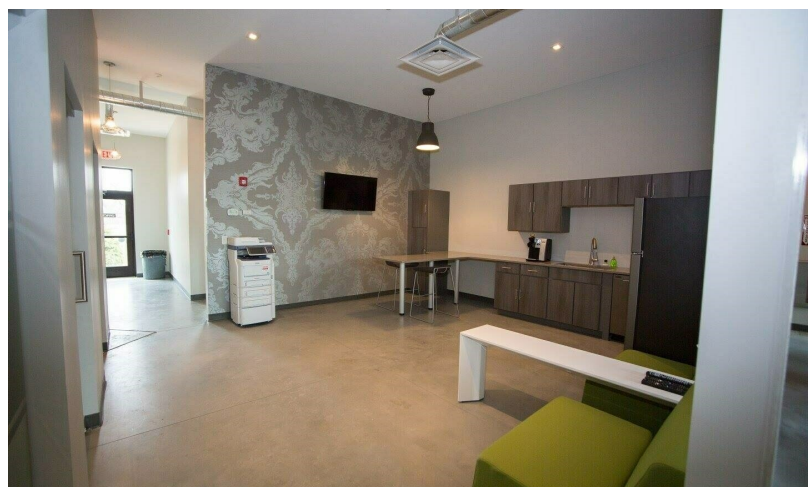
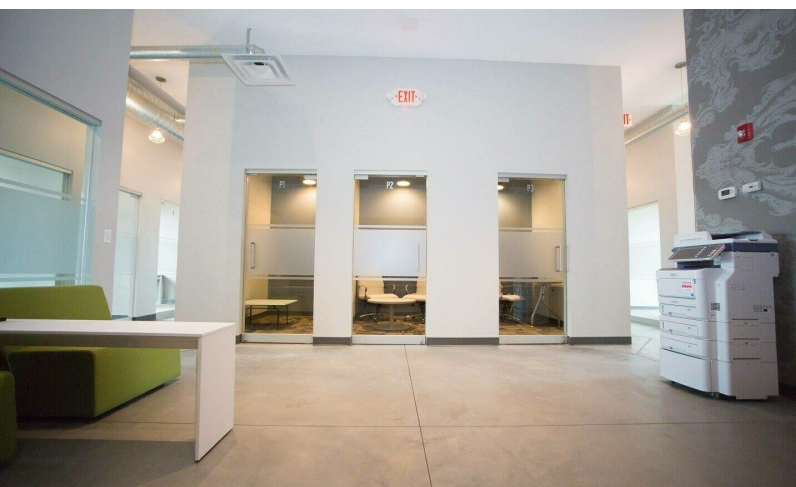
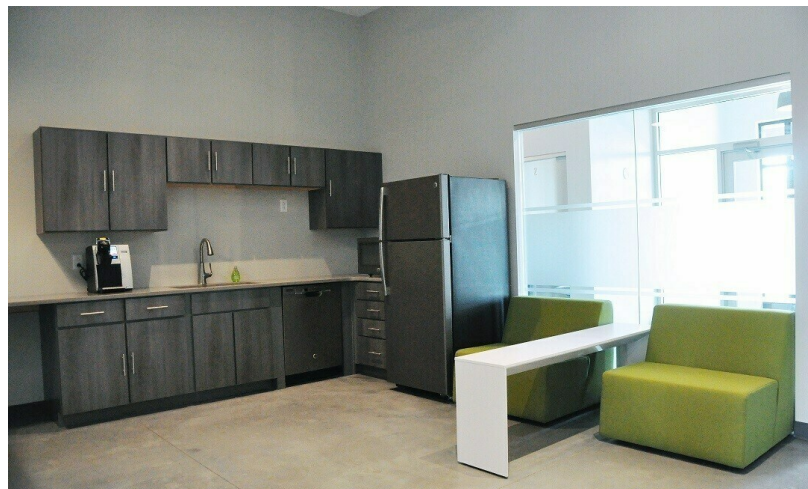
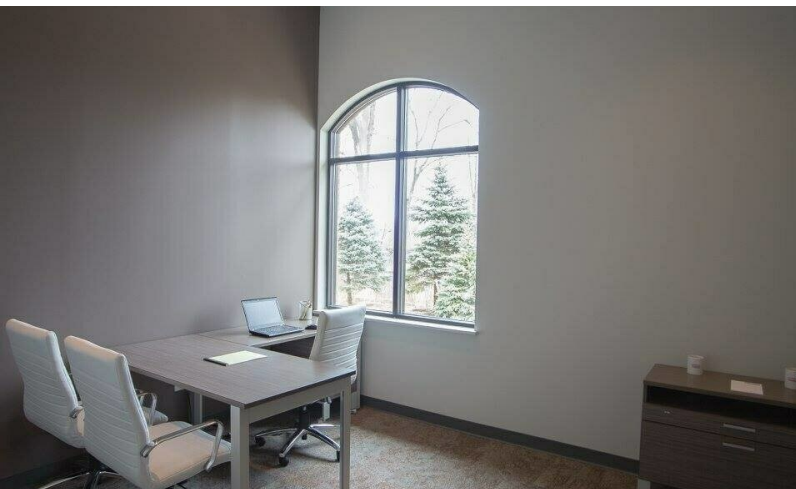
MATTHEW P. CHATFIELD
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585.315.0216
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 **Caliber**
Commercial Brokerage

ADDITIONAL PHOTOS



MATTHEW P. CHATFIELD

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