

3000 MOUNT READ BOULEVARD



moore corporate real estate



FOR LEASE: 1211 SF OFFICE SUITE OR up to 6500 SF NEW ADDITION

- **Address:** 3000 Mount Read Boulevard, Rochester, New York
- **Location:** Located between Ridge Road (104) and Stone Road. Just minutes from I-390 and the Rochester expressway system.
- **Town / County:** Town of Greece/County of Monroe
- **Site Size:** 1.11 acres
- **Rental Rate:** \$12 psf, net of Electric
- **Op. Expenses:** Included in Base Rental Rate
- **Available Space:** 1211 Square Feet existing office suite
- **Build-to-Suit Add:** 6500 Square Feet can be available as build-to-suit addition
- **Year Built:** 1972
- **Parking:** 75 cars, can be expanded with addition
- **Utilities:** Electric separately metered and at Tenant expense
- **Security:** Yes
- **Sprinklers:** No
- **Electric Service:** Standard service
- **HVAC:** Entire space has central heating and air conditioning
- **Description:** Existing 10,000 SF brick masonry multi-tenanted professional office building. Building has recently undergone renovations with new windows, new roof, HVAC. Landlord has plans to expand the building by adding approximately 6500 SF between two floors. Large parking field of 75 spaces can be expanded along with the addition able to handle heavier parking requirements for medical office.

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