



moore corporate real estate

3750 MONROE AVENUE



FOR LEASE: 3,000–86,000 SF OFFICE & TECH

- **Address:** 3750 Monroe Avenue, Pittsford, New York 14534
- **Location:** Located on Route 31, approximately two miles from I-590.
- **Town/County:** Town of Pittsford/Monroe County
- **Zoning:** General Business/Office
- **Space Available:**
 - 3,213 SF - Back Office
 - 5,301 SF - Office
 - 15,720 SF - Office/Tech/Datacenter
 - 16,927 SF - Office & Main Entrance
 - 45,067 SF - Office/Tech/Service
- **Rental Rate:** Office: \$11.00 - \$13.00 PSF, NNN (Subject to Improvements)
- **Operating Expense:** \$4.27 PSF, includes Taxes, Insurance & CAM
- **Available:** Immediately
- **Parking:** 600 Parking Spaces
- **Bus Stop:** Located along Monroe Avenue near entrance to property
- **Traffic Light:** Located at front entrance on Monroe Avenue
- **Property Description:** Multi-tenant business complex, offering high tech and customer service related spaces. Conveniently located near Pittsford Wegmans, the Village of Pittsford and the I-590 Expressway. Other tenants include; Kore Wireless, ERT Clinical, Concentrix Customer Service Center, and Maximus Healthcare Federal Services. Extensive on-site parking

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