



# MEDICAL OFFICE SPACE

 271 MARSH RD | PITTSFORD, NY 14534



**5,000+ SF**  
AVAILABLE



**131K+**  
5 MI POPULATION



**\$18.00/PSF**  
LEASE RATE



**NNN**  
LEASE TYPE

## OFFERING DETAILS

Property Type	Medical/Office
Medical Build-Out	Move-In Ready
Available Space	<b>Suite 1:</b> 2,500 ± SF <b>Suite 2:</b> 2,500 ± SF
Availability	<b>Suite 1:</b> Immediate <b>Suite 2:</b> 8/1/26
Accessibility	ADA Compliant
Floor	1st Floor
Year Built	2004
Parking	45 Spaces

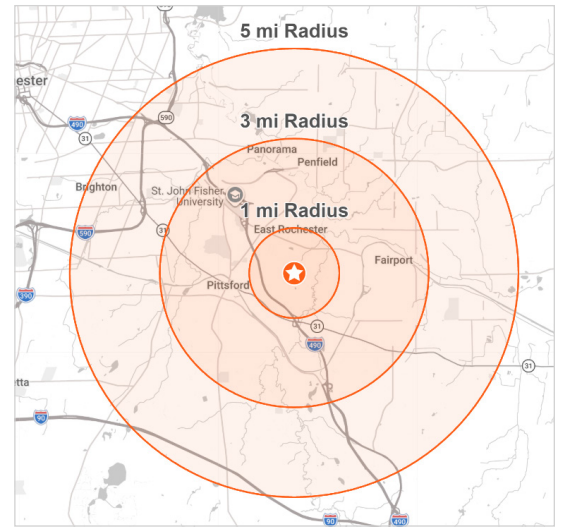
## PROPERTY OVERVIEW

- Prime Pittsford medical office location
- Adjacent to Monroe Golf Club
- Former dental office, move-in ready
- Full basement for storage flexibility
- Abundant on-site parking
- Minutes from I-490 access

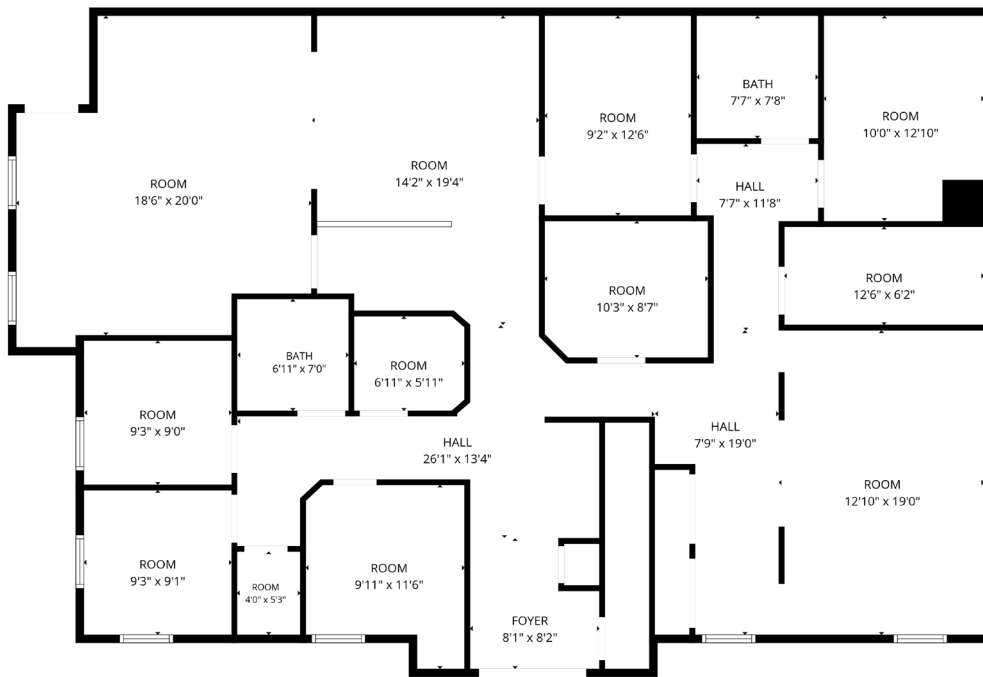
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,183	60,812	131,661
Median HH Income	\$107,053	\$108,306	\$120,280
Households	2,280	26,403	56,184
Daytime Population	1,420	27,567	56,333



**FLOOR PLAN (SUITE 1)**



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**INTERIOR PHOTOS (SUITE 1)**




**EXCLUSIVE LISTING AGENT**

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