

OFFICE BUILDING FOR LEASE

Metrose Office Park

55 Sully's Trail,
Pittsford, NY 14534



ROBERT JONES

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Office Building For Lease

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SECTION 1

Property Information

55 Sully's Trail,
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PROPERTY SUMMARY

Office Building For Lease



PROPERTY DESCRIPTION

Customizable Office Suites – Pittsford, NY
Two professional offices (~100 SF each) available for lease at 55 Sully’s Trail in Pittsford’s desirable Bushnell’s Basin area. Offices may be leased separately or together, with landlord prepared to update and build out to suit tenant needs. Spaces can be customized individually, combined into a two-room suite, or potentially merged into one larger office.

PROPERTY HIGHLIGHTS

- Utilities included: electricity, heat, and A/C
- Common restrooms within building
- Exterior and interior directory signage available
- Beautifully maintained professional setting with on-site parking
- Prime Pittsford location with excellent access to I-490 & Route 96
- Close to restaurants, retail, Eastview Mall, and area businesses
- Ideal for consultants, therapists, financial professionals, remote workers, and small businesses
- **Contact us for rental terms, build-out options, or to schedule a private showing.**

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (Gross)
Available SF:	200 SF
Building Size:	4,769 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	462	1,846
Total Population	342	1,280	4,622
Average HH Income	\$183,523	\$175,034	\$171,169

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PROPERTY DESCRIPTION

Office Building For Lease



PROPERTY DESCRIPTION

Two customizable professional offices are available for lease at 55 Sully's Trail in Pittsford's desirable Bushnell's Basin area.

Each office is approximately 100 square feet and may be leased separately or together. The landlord is prepared to update and build out either space to accommodate the needs of a new tenant. The offices may be customized individually, used together as a two-room suite, or potentially combined into one larger office.

The spaces are being marketed before improvements are completed, allowing the incoming tenant to have input into the final layout and finishes. Build-out plans are subject to agreement between the landlord and tenant.

Electricity, heat, and air conditioning are included in the rent. Tenants also have access to common-area restrooms, convenient on-site parking, and available exterior and directory signage.

The offices are located in a beautifully maintained professional building just moments from I-490 and Route 96, with easy access to Pittsford, Fairport, Victor, East Rochester, downtown Rochester, and the New York State Thruway.

An excellent opportunity for a professional or small business seeking an affordable, customized office in a highly desirable Pittsford location.

LOCATION DESCRIPTION

Located in the highly desirable Bushnell's Basin area.

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COMPLETE HIGHLIGHTS

Office Building For Lease



PROPERTY HIGHLIGHTS

- Two offices of approximately 100 square feet each
- Lease either office separately or both spaces together
- Landlord prepared to update and build out the spaces for a new tenant
- Opportunity to customize each office to fit the tenant's needs
- Potential to create a two-room suite or combine the spaces into one larger office.
- Electricity, heat, and air conditioning included.
- Common-area restrooms within the building
- Exterior building signage available
- Interior directory signage available
- Beautifully maintained professional building
- Highly desirable Pittsford address
- Quiet and established office setting
- Convenient on-site parking
- Excellent access to I-490 and Route 96
- Close to restaurants, retail, Eastview Mall, and other area business.
- Well suited for consultants, therapists, financial professionals, remote workers, and other small businesses.
- **Contact us for rental terms, additional information, or to discuss available build-out options and schedule a private showing.**



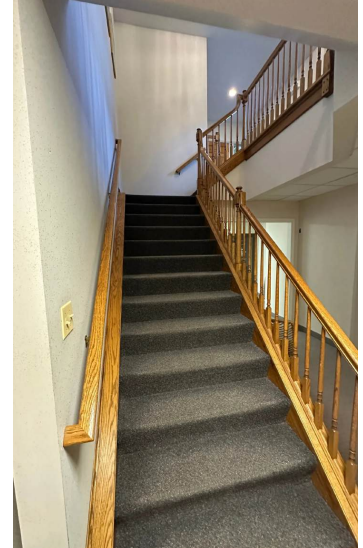
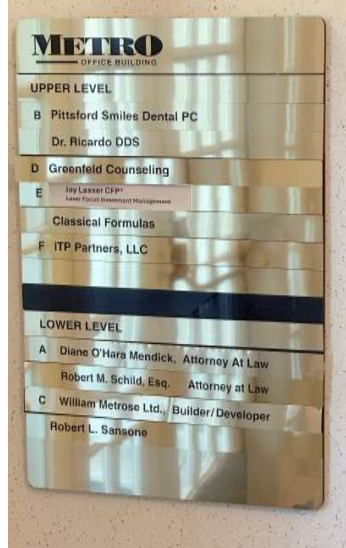
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ADDITIONAL PHOTOS

Office Building For Lease



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Location Information

55 Sully's Trail,
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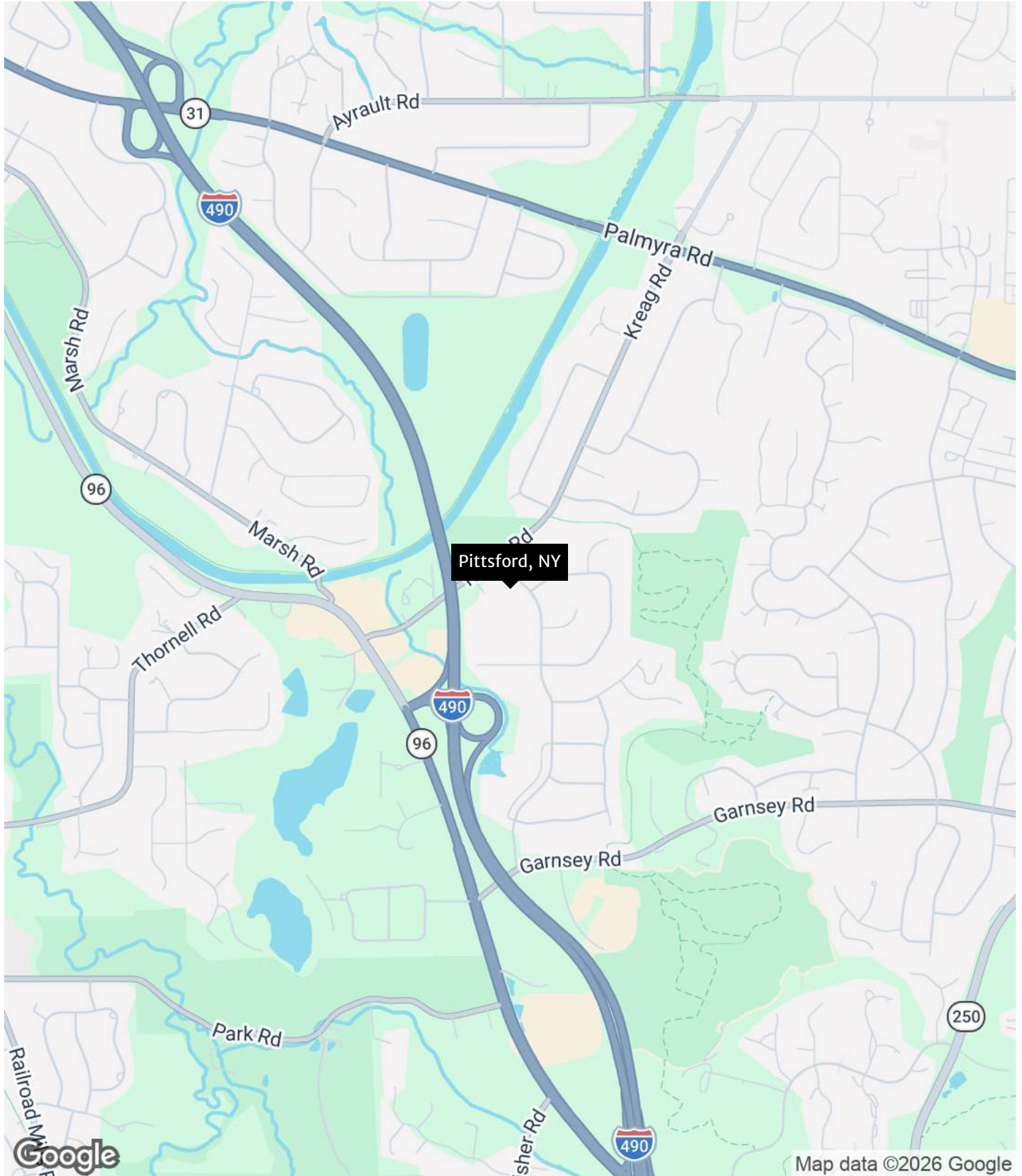
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REGIONAL MAP

Office Building For Lease



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RETAILER MAP



Office Building For Lease



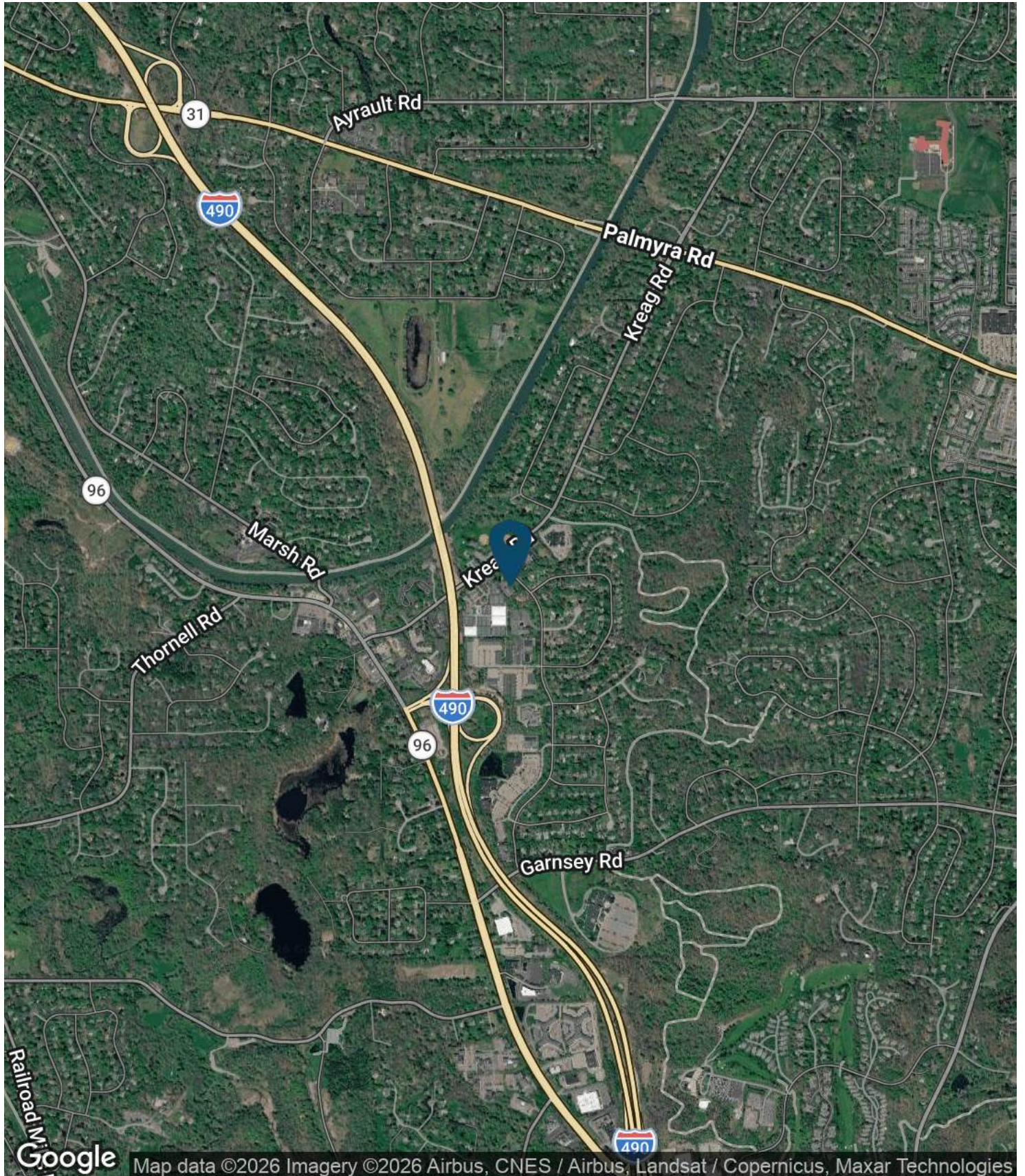
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LOCATION MAP

Office Building For Lease



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Demographics

55 Sully's Trail,
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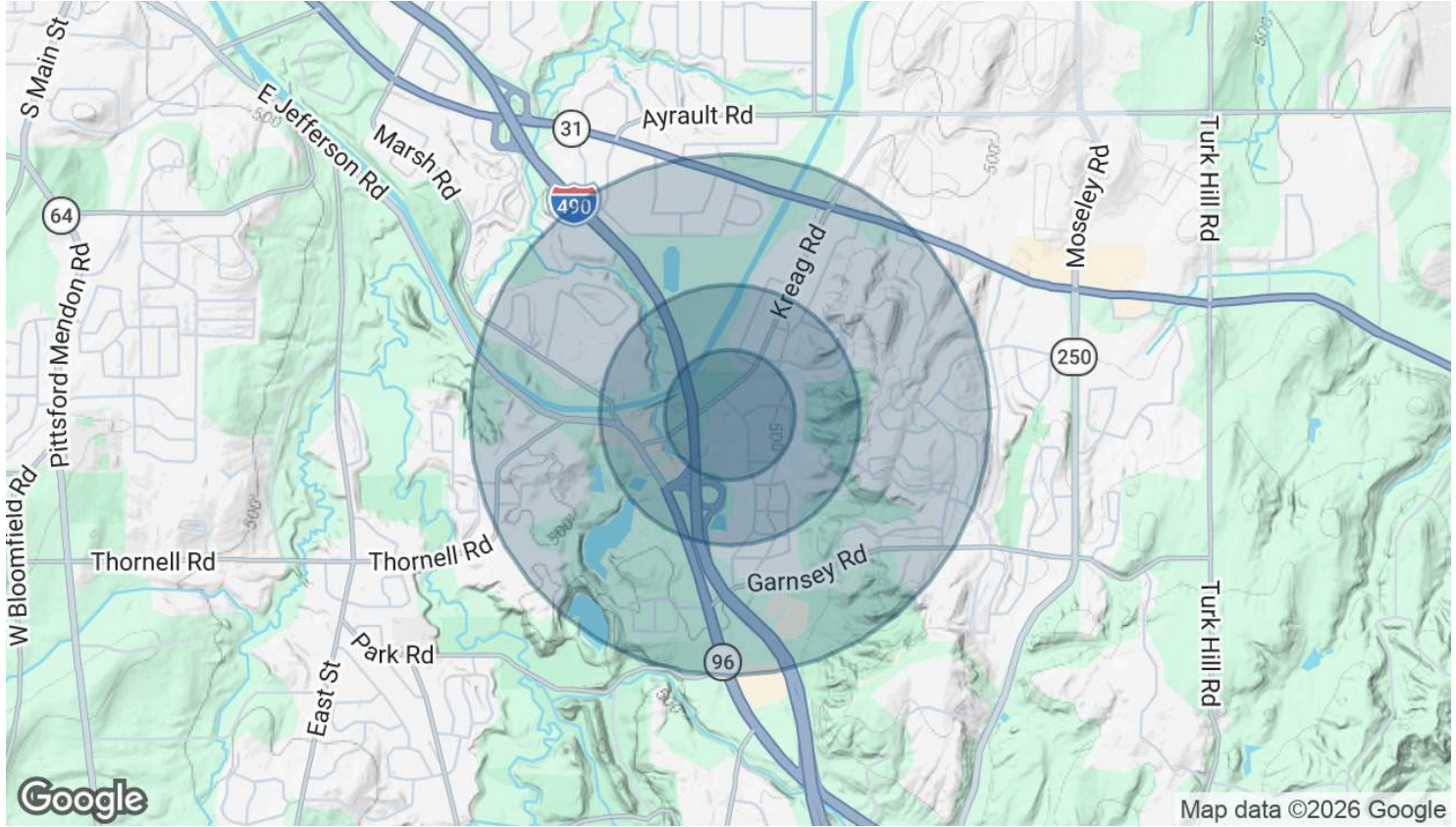
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DEMOGRAPHICS MAP & REPORT

Office Building For Lease



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	342	1,280	4,622
Average Age	45.4	47.3	49.6
Average Age (Male)	45.6	47.4	49.5
Average Age (Female)	45.1	46.9	49.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	462	1,846
# of Persons per HH	3.1	2.8	2.5
Average HH Income	\$183,523	\$175,034	\$171,169
Average House Value	\$385,836	\$358,467	\$341,953

2023 American Community Survey (ACS)

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Advisor Bios

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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

A thirty-year resident of Rochester with roots going back three generations, Rob combines an intimate knowledge of the area with a passion for commercial real estate investing and business development. After graduating from the Rochester Institute of Technology, Rob had a fourteen-year career at Time Warner Communications before leaving to pursue his own business interests. It was during this time that he began acquiring rental properties and saw the power of investing in real estate. Starting with small multi-family, he soon branched into large commercial properties, which is where he discovered his true passion lies. Rob loves to help investors and business owners achieve their goals through real estate. Whether it's through acquisition, sales, or leasing, he views the needs of the client as the most important aspect of every business transaction.

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