

# Office & Lab Building

Close Proximity To I-90 and RIT

1050 John Street  
Henrietta, NY 14586

High-Tech Facility Featuring Clean Room, Labs, Warehouse & Shipping



## Offering Overview

Built in 2019, 1050 John Street is a modern flex building offering a variety of spaces including office, lab, clean room (ISO 7), warehouse, shipping and receiving. The property is currently being offered for sublease with sizing starting at 20,000 square feet up to a full building opportunity of 30,000 square feet.

## Offering Details

- + 20,000 - 30,000 SF (Full Building)
- + Office, Lab, Clean Room, Warehouse, Shipping & Receiving
- + Sublease Rate: \$16.64/sf NNN

## Flex Space

1050 John St | Henrietta, NY 14586

# For Sublease



# Property Overview

- + 20,000± - 30,000± SF Comprised Of:
  - 8,800± SF ISO 7 clean room
  - 11,000± SF Office and Lab Space
  - 11,000± SF Warehouse space
  - 3,000± SF Shipping & Receiving
- + Primary Lease Expiration 3/31/2030
- + 2000 amps at 480v 3ph
- + 23' Clear
- + Nitrogen Pad on Site
- + Compressed Air Throughout
- + Deionized Water System
- + Vacuum System
- + Floor Drains in Lab Areas
- + 1 Loading Dock with Hydraulic Leveler
- + 2 Grade Level Doors
- + Utility Mezzanine

## Contact Us

### Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

### Harry Gleason, SIOR

+1 585 784 3639

harry.gleason@cbre-rochester.com

Licensed Associate Real Estate Broker

© 2026 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

### CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

www.cbre.com/rochester

# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

## Flex Space

1050 John St | Henrietta, NY 14586

# For Sublease



## Contact Us

**Harry Gleason, SIOR**

+1 585 784 3639

[harry.gleason@cbre-rochester.com](mailto:harry.gleason@cbre-rochester.com)

Licensed Associate Real Estate Broker

**Patrick Wahl**

+1 585 784 3633

[patrick.wahl@cbre-rochester.com](mailto:patrick.wahl@cbre-rochester.com)

Licensed Real Estate Salesperson

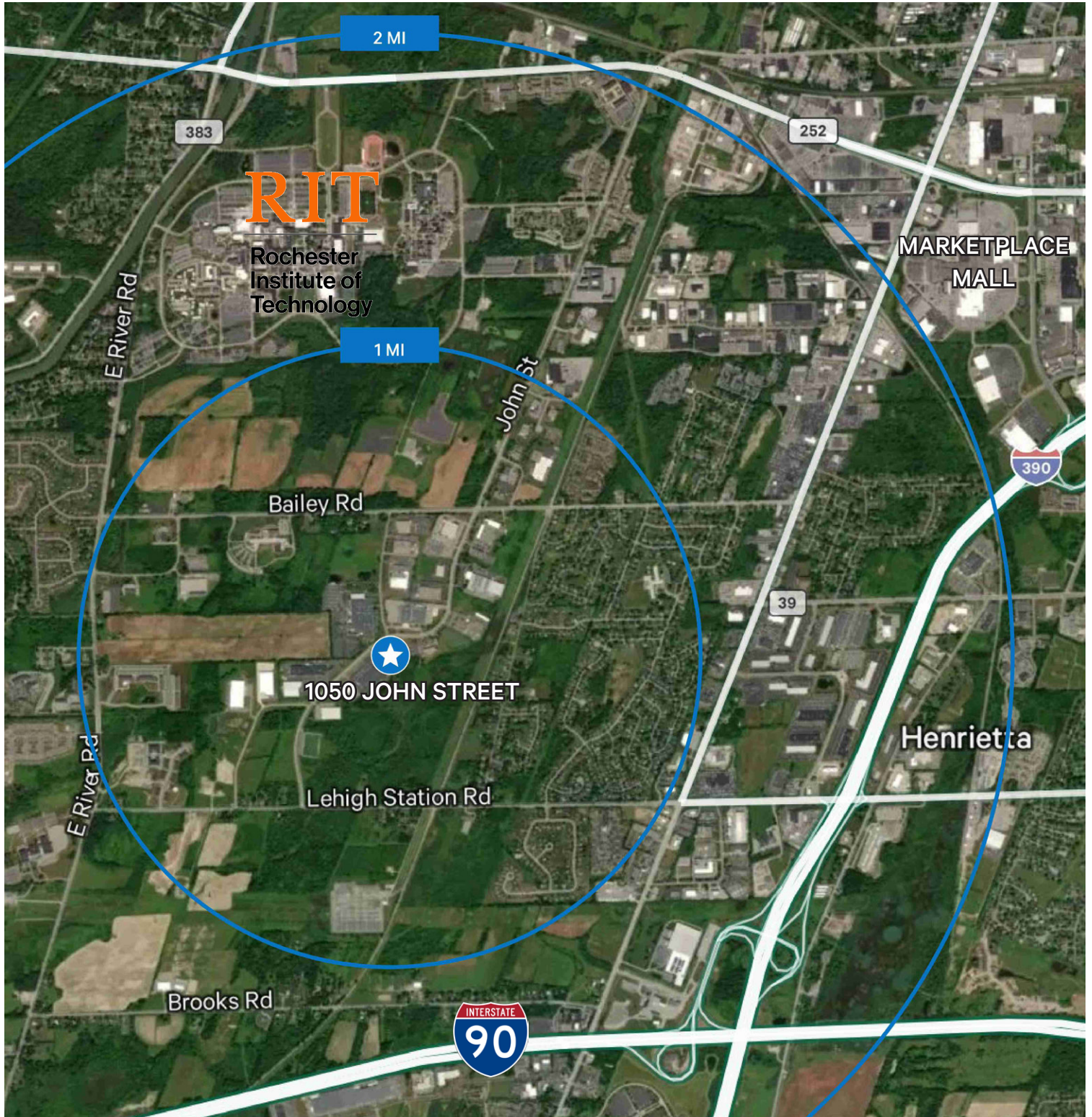
# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

# Flex Space

1050 John St | Henrietta, NY 14586

For Sublease



## Contact Us

**Harry Gleason, SIOR**

+1 585 784 3639

[harry.gleason@cbre-rochester.com](mailto:harry.gleason@cbre-rochester.com)

Licensed Associate Real Estate Broker

**Patrick Wahl**

+1 585 784 3633

[patrick.wahl@cbre-rochester.com](mailto:patrick.wahl@cbre-rochester.com)

Licensed Real Estate Salesperson

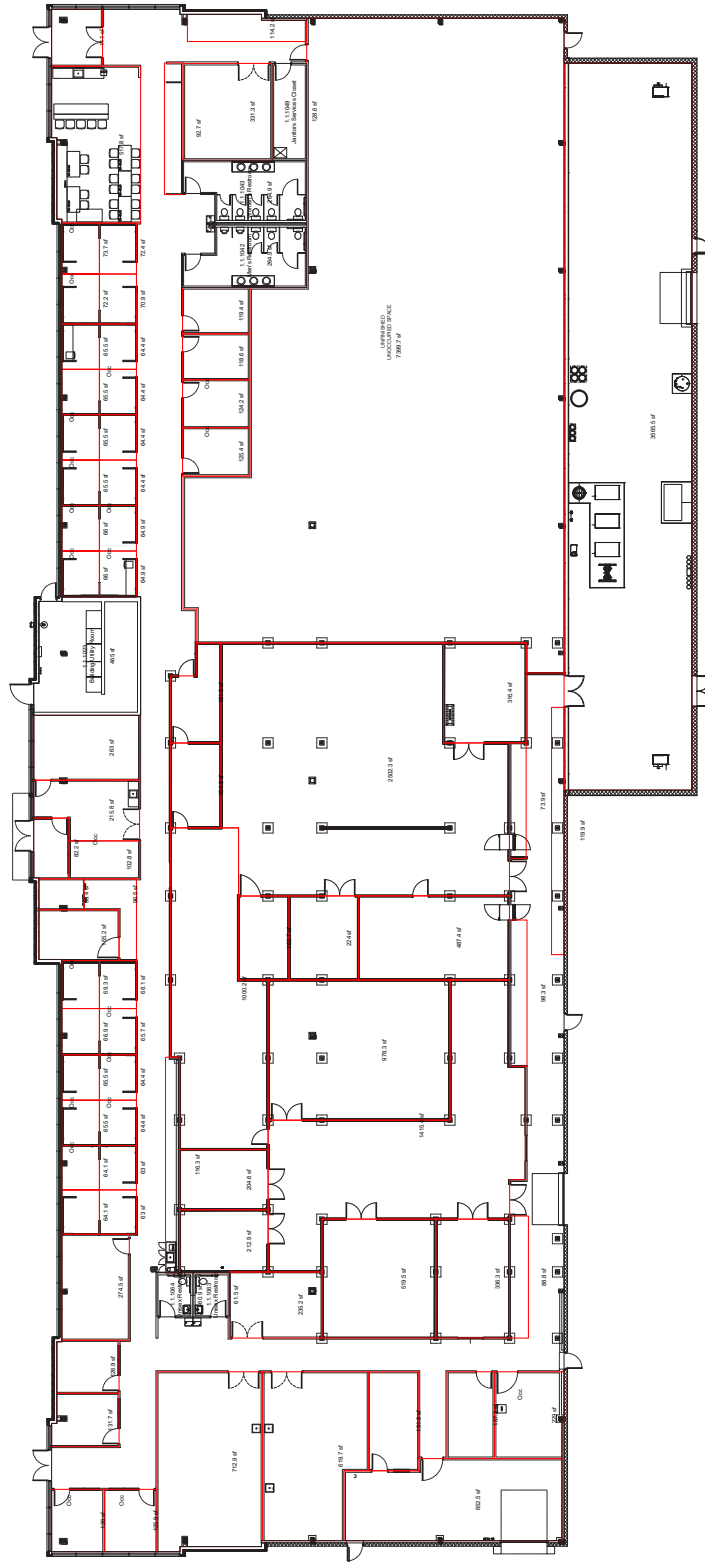
**CBRE Upstate NY**

PART OF THE AFFILIATE NETWORK

# Flex Space

1050 John St | Henrietta, NY 14586

# For Sublease



## Contact Us

**Harry Gleason, SIOR**

+1 585 784 3639

[harry.gleason@cbre-rochester.com](mailto:harry.gleason@cbre-rochester.com)

Licensed Associate Real Estate Broker

**Patrick Wahl**

+1 585 784 3633

[patrick.wahl@cbre-rochester.com](mailto:patrick.wahl@cbre-rochester.com)

Licensed Real Estate Salesperson

# CBRE Upstate NY

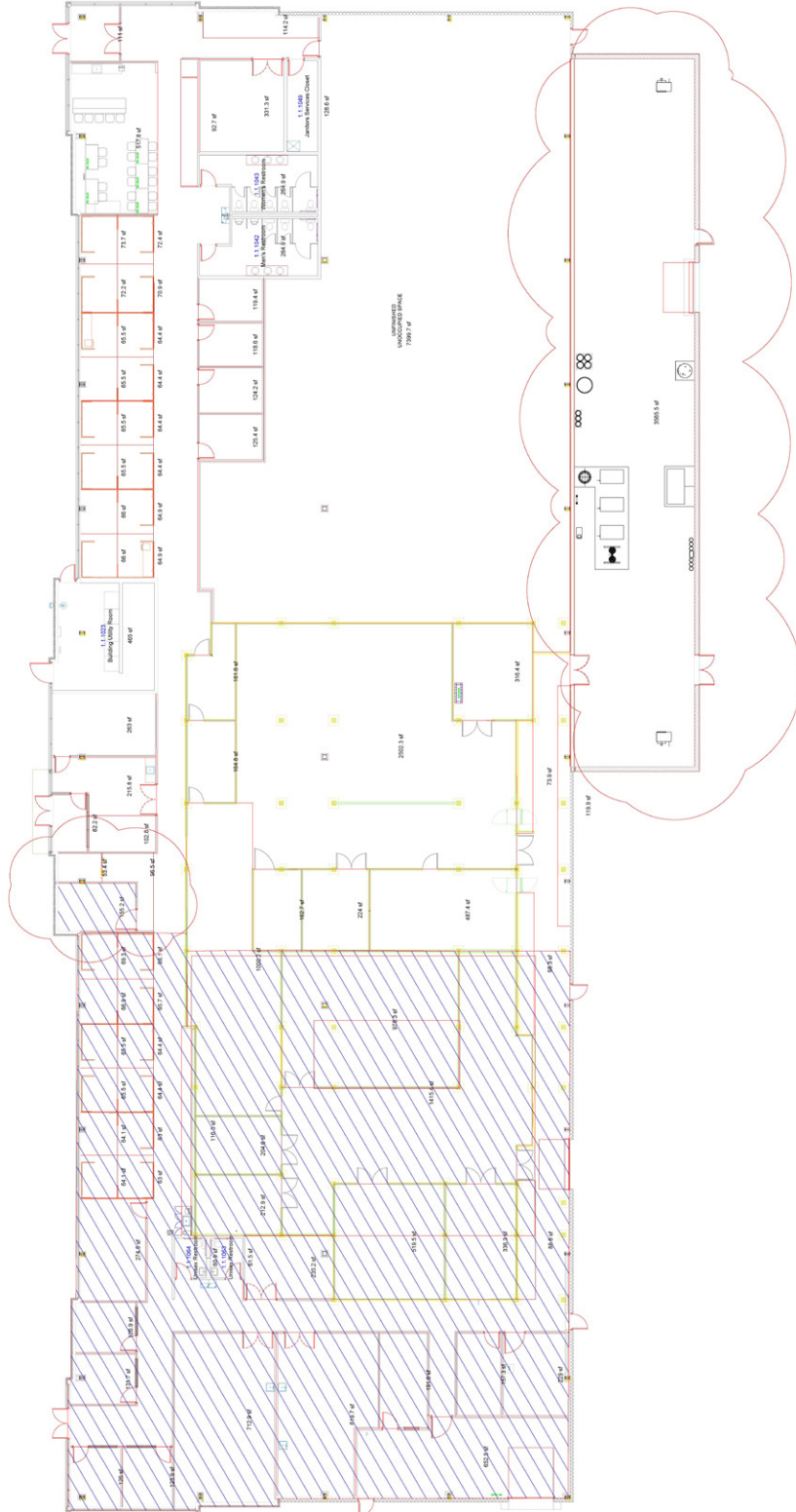
PART OF THE AFFILIATE NETWORK

# Flex Space

1050 John St | Henrietta, NY 14586

# For Sublease

**Reduced Square Footage Option**  
(Crosshatched Area Not Included)



## Contact Us

**Harry Gleason, SIOR**

+1 585 784 3639

[harry.gleason@cbre-rochester.com](mailto:harry.gleason@cbre-rochester.com)

Licensed Associate Real Estate Broker

**Patrick Wahl**

+1 585 784 3633

[patrick.wahl@cbre-rochester.com](mailto:patrick.wahl@cbre-rochester.com)

Licensed Real Estate Salesperson

# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK