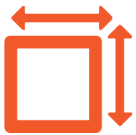


FOR LEASE

10 WINTHROP ST, ROCHESTER, NY 14607



8,690 +
SF AVAILABLE



209,358
PEOPLE WITHIN 3 MI.



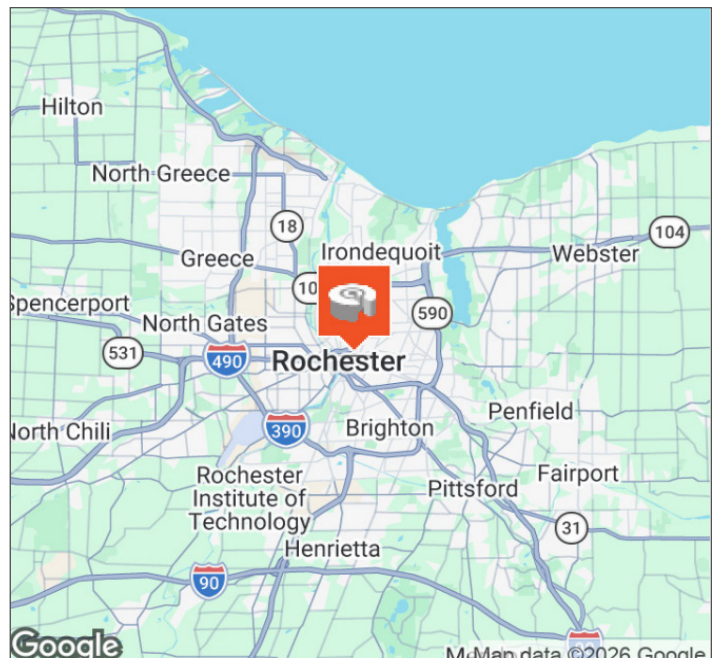
NEGOTIABLE
LEASE RATE

OFFERING SUMMARY

Property Type	Retail
Building Size	42,440 SF
Available Space	Multiple ± SF
Lease Type	NNN
Lease Rate	Negotiable

PROPERTY HIGHLIGHTS

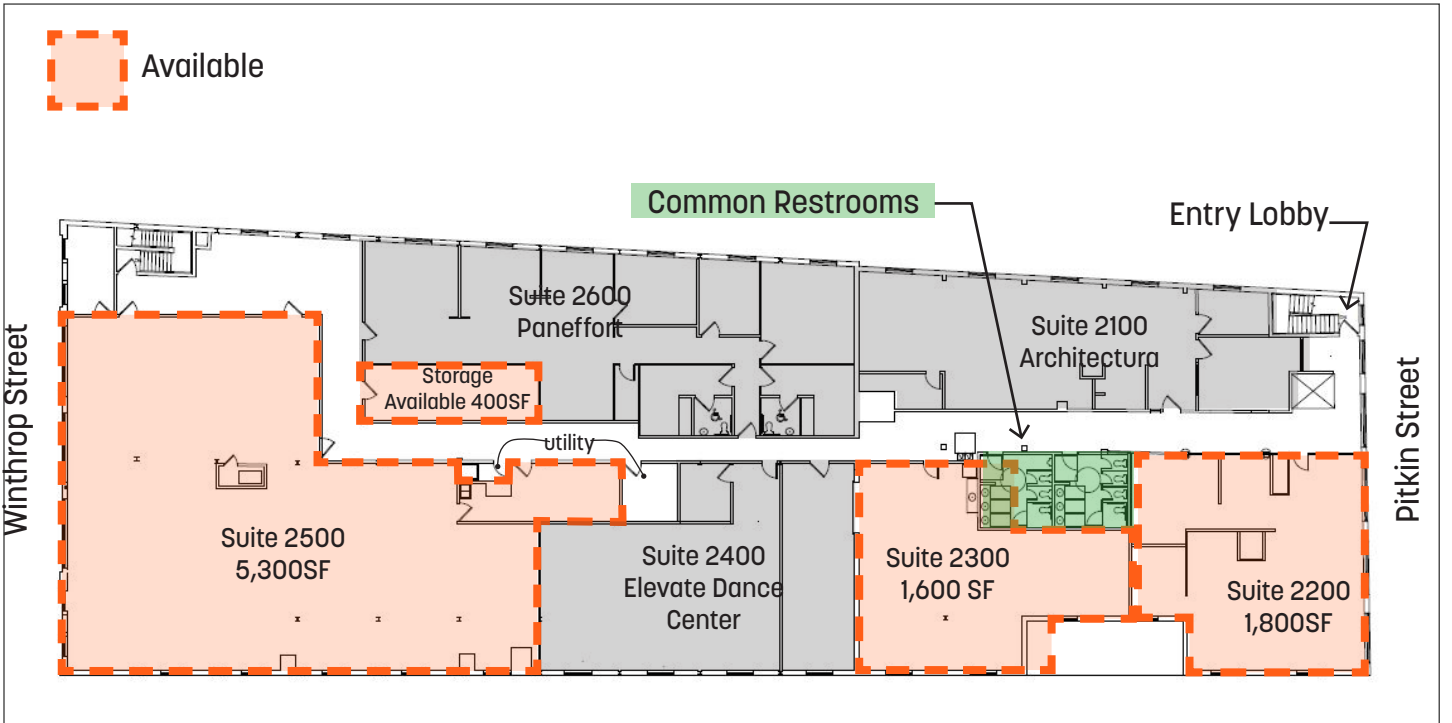
- Multiple suites available
- Join Doeren Mayhew, a national accounting firm
- Open floor plans with flexible layout options
- Abundant natural light throughout
- Exposed ceilings and loft-style finishes
- NNN lease structure
- 36–60 month lease terms available



DEMOGRAPHICS	0.5 Miles	1 Miles	3 Miles
Population	9,752	30,730	209,358
Median HH Income	\$68,270	\$57,700	\$60,283
Households	5,583	16,021	91,506
Employees	13,764	37,088	160,310

FOR LEASE

10 WINTHROP ST, ROCHESTER, NY 14607



SUITE	STATUS	SIZE	LEASE TYPE	RATE	DESCRIPTION
Suite 2200	Available	1,800 SF	NNN	Negotiable	Open Plan Creative Loft
Suite 2300	Available	1,600 SF	NNN	Negotiable	Open Plan Creative Loft
Suite 2500	Available	5,300 SF	NNN	Negotiable	Open Plan Creative Loft

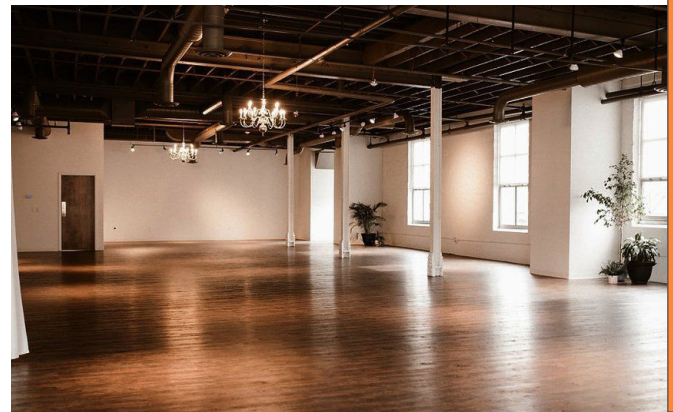
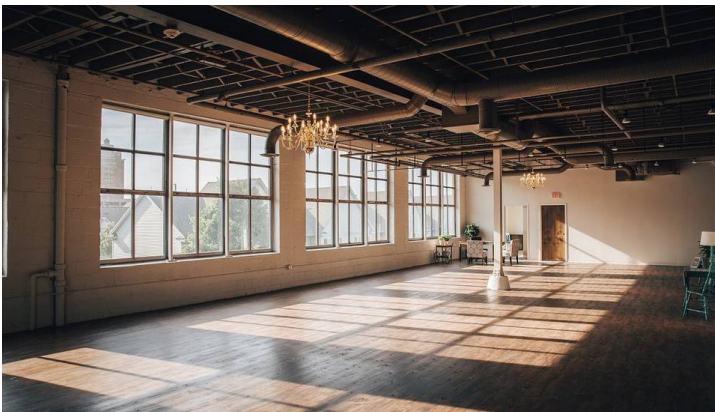
FOR LEASE

10 WINTHROP ST, ROCHESTER, NY 14607

Caliber
Commercial Brokerage

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