

# 130 Canal Landing Blvd

Rochester, NY 14626  
Medical/Corporate Office



Now Available!



view listing

Exclusive Brokers



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# PROPERTY DESCRIPTION

Welcome to 130 Canal Landing Boulevard, a premier state-of-the-art medical and office building nestled conveniently at the intersection of Route 390 and Ridgeway Ave in Greece, NY. Boasting modern architecture and sleek finishes, this two-story property is designed to meet the highest standards of functionality and aesthetics.

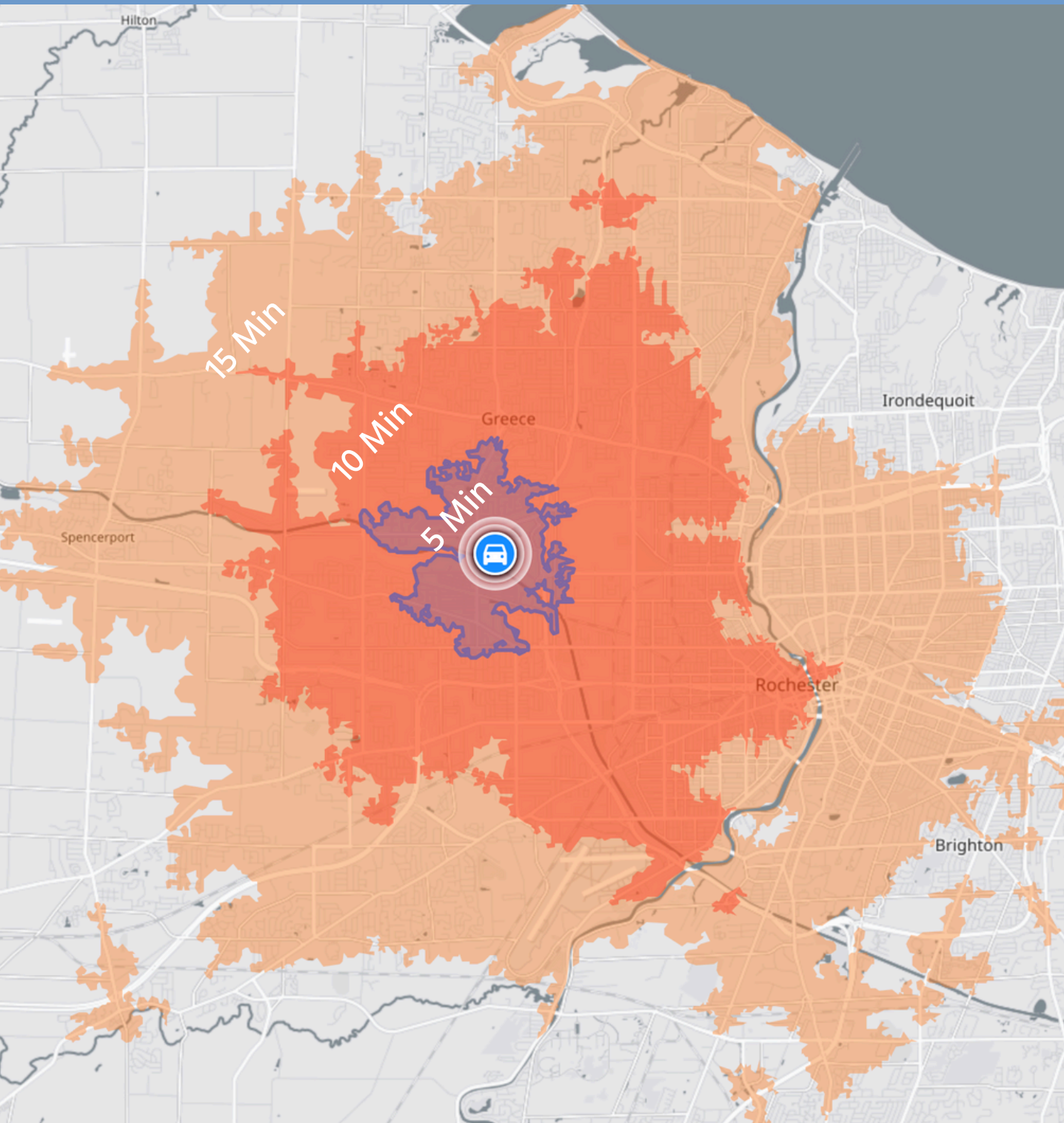
Upon entering, you'll be greeted by a contemporary lobby adorned with abundant glass, allowing natural light to flood the space and create an inviting atmosphere. The building's design emphasizes both efficiency and comfort, making it an ideal setting for medical practices, offices, or any business looking for a cutting-edge workspace.

One of the key advantages of 130 Canal Landing Boulevard is its proximity to renowned medical facilities, including the Rochester Regional Health Unity Hospital and the prestigious UR Wilmot Cancer Center. This strategic location offers convenience and accessibility for medical professionals and patients alike, fostering collaboration and enhancing patient care.

In addition to its healthcare amenities, this property is surrounded by a vibrant community of medical practices, creating a synergy that promotes networking and collaboration among healthcare professionals. Beyond the medical sphere, tenants will also benefit from the diverse array of shopping and dining options nearby, providing convenience and accessibility for employees and visitors.

Whether you're seeking a modern medical facility or a contemporary office space, 130 Canal Landing Boulevard offers the perfect combination of functionality, convenience, and style. Experience the epitome of modern workspace in Greece, NY, and elevate your business to new heights. Schedule a viewing today and discover the endless possibilities awaiting you at this exceptional property.

# DRIVE TIME-MARKET REACH



## 5 MINUTES

|            |                  |
|------------|------------------|
| Population | Household Income |
| 3,986      | \$66,836         |
| Employees  | Median Age       |
| 1,400      | 45.6             |

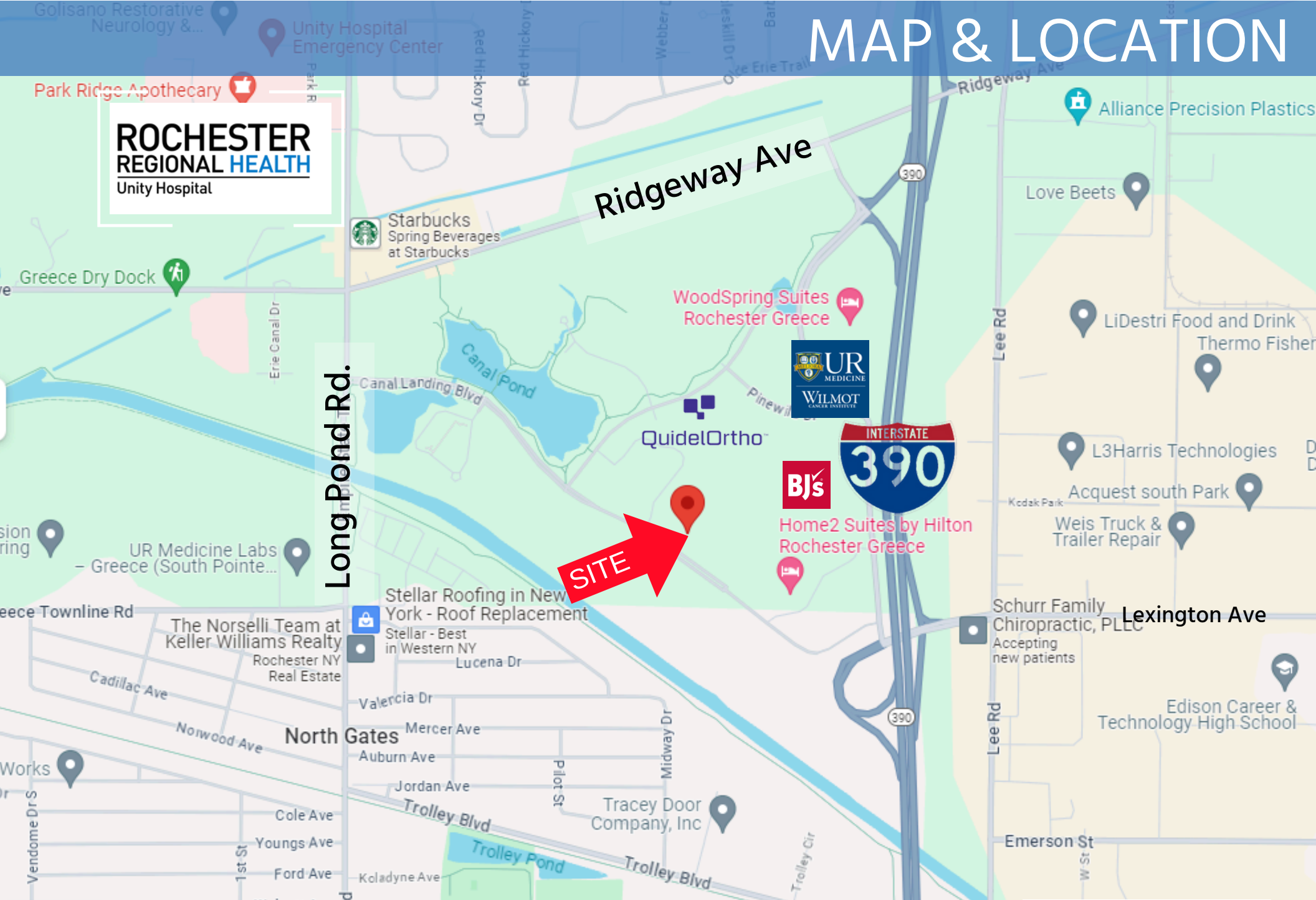
## 10 MINUTES

|            |                  |
|------------|------------------|
| Population | Household Income |
| 83,158     | \$57,401         |
| Employees  | Median Age       |
| 36,573     | 38.2             |

## 15 MINUTES

|            |                  |
|------------|------------------|
| Population | Household Income |
| 320,993    | \$56,431         |
| Employees  | Median Age       |
| 162,656    | 37.0             |

# MAP & LOCATION



**ROCHESTER REGIONAL HEALTH**  
Unity Hospital

**SITE**

# SITE AERIAL

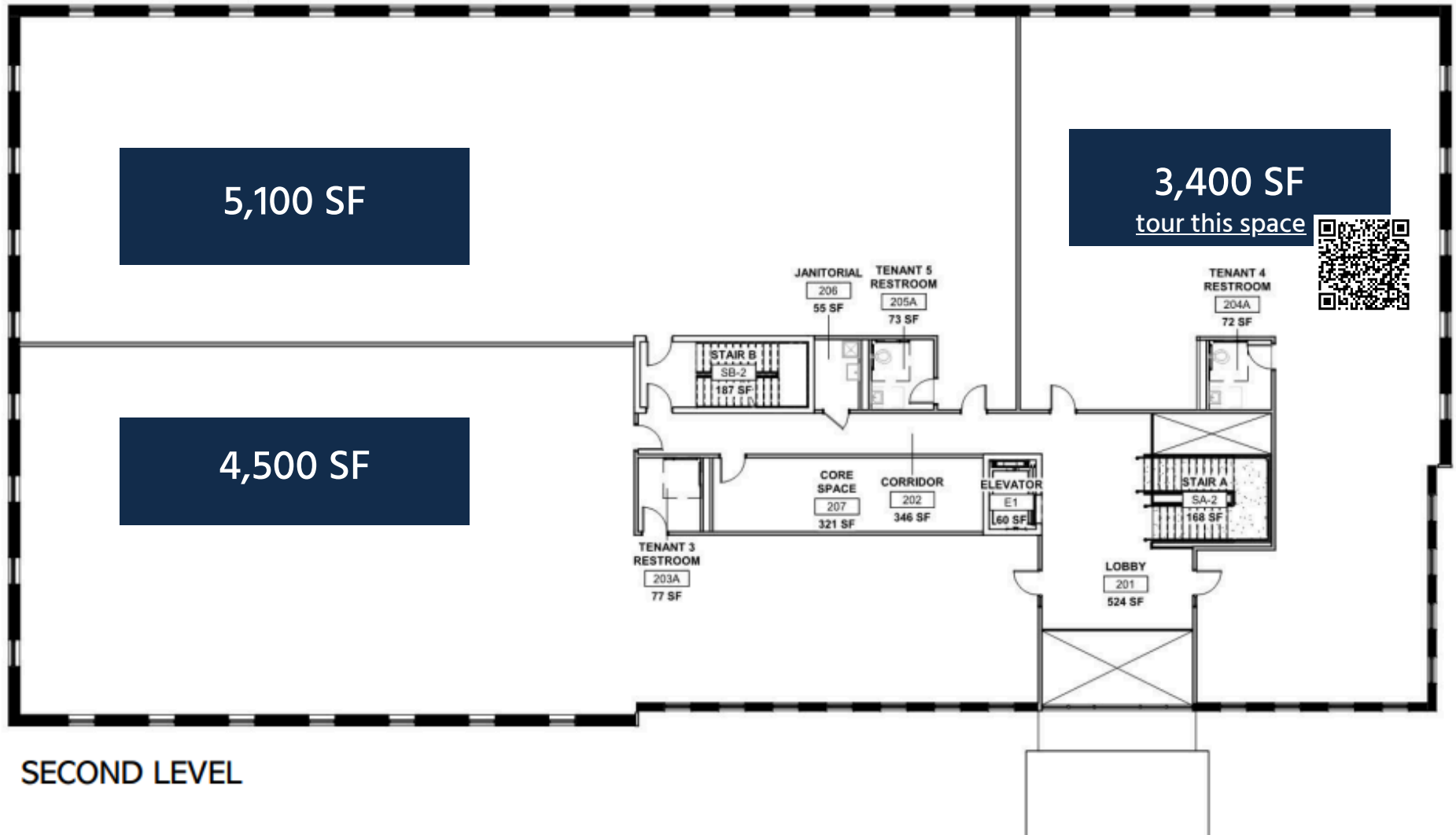


130 CANAL LANDING BLVD  
ROCHESTER, NY 14626

## First Floor



## Second Floor



SECOND LEVEL



Divisions for example purposes only. 2nd floor available as entire floor plate or demise to suit.



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