

**AVAILABLE SPACES**

- 1,550 SF of office space
- 5,500 SF of flex space
- Will build for tenant specifications
- \*Located next door at 1328 University Ave., 6,400 SF of flex space. New build, high ceilings, brick, open floor plan, wood beams etc.

# PREMIUM FLEX SPACE

1344-1350 University Ave. Rochester, NY 14607

## Property Overview

Located in a thriving business hub, this versatile space offers strong visibility, a dynamic tenant mix, and easy access to downtown Rochester. With convenient access to downtown Rochester and flexible leasing options, this space is ideal for businesses seeking a strategic location.



Christopher Calabro, Owner



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# Flex Space

1344-1350 University Ave. | Rochester, NY 14607

For Lease



## Property Highlights

- On-site surface parking
- M-1 industrial zoning
- Brand new roof
- 40' clear height
- Upgraded HVAC and electrical systems
- Natural light flooded interiors
- Conveniently located near Interstate 490 and Interstate 590
- Established tenants include Black Button Distillery, Nine Maidens Brewing Company, The Wellness Lab, Rochester Parkour and more



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