

**781 Elmgrove Road
ROCHESTER, NEW YORK**



**FOR SUBLEASE
10,750 SQUARE FOOT OFFICE SPACE**

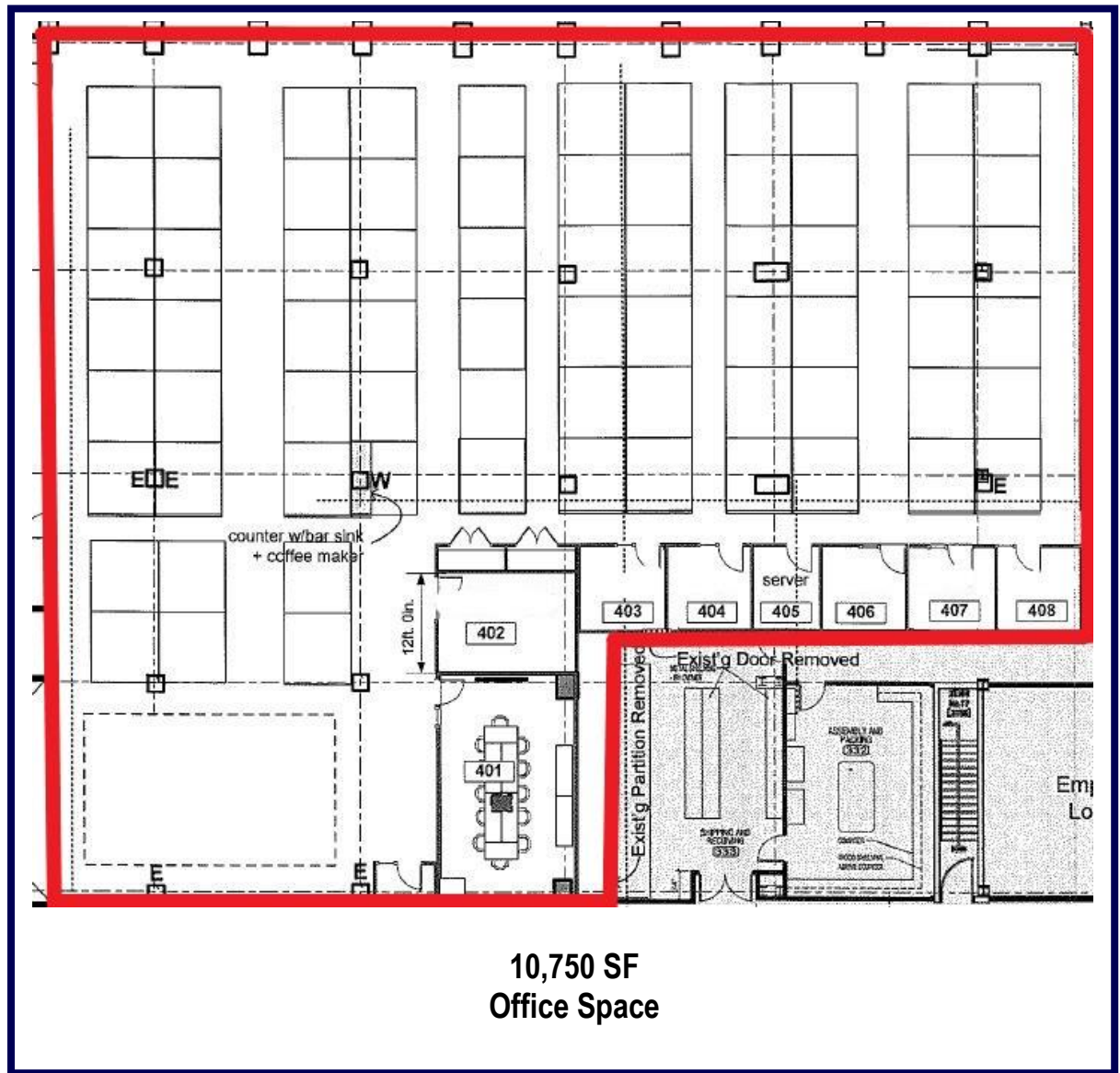
- **Address:** 781 Elmgrove Road
- **Town/County:** Town of Gates / Monroe County
With A Mailing Address of Rochester, New York 14624
- **Year Built:** 1962
- **Space Available:** Office: 10,750 SF
- **Expansion:** Option to expand available
- **Lease Rate:** \$15.00 Gross
- **Parking:** Abundant free parking for in excess of 10 cars per 1,000 square feet of leased space
- **Security:** On-site security, 24-7
- **Sprinklers:** Full wet sprinkler coverage for ordinary hazard
- **Loading Docks:** Access to loading dock for easy move-in.
- **Telecom:** Fiber available for voice and data by redundant providers
- **Area Amenities:** Café at the Park is located on Floor 2 of the building. A number of additional amenities are located adjacent to the site including restaurants, retail shops and the Westside YMCA that offers a fitness facility as well as child care services.

Information contained herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.



781 ELMGROVE ROAD ROCHESTER, NEW YORK

Third Floor: Available Space



The building located at 781 Elmgrove Road is a three-story, masonry office building located in Rochester Tech Park. The building is located just off the New York State Route 531 Expressway. Rochester Tech Park is home to a number of National Regional Companies including Alaris, MAXIMUS, Harris RF Communication, McKesson, URMC, Mercury Print, and Hammer Packaging. The Tech Park is also the future home to a new Amazon Regional Warehouse operation opening in the Spring of 2022. The location offers easy access to the I-490 and I-390 Expressway and is located approximately ten minutes from both the Greater Rochester International Airport and the Central Business District (Inner Loop).



moore corporate real estate, inc.

For additional information, please contact:

Paul Campbell

585.546.4170 x 304

paul.campbell@moorecre.com