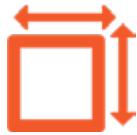


# FOR LEASE

1600-1604 LYELL AVE, ROCHESTER, NY 14606

 Caliber  
Commercial Brokerage



**1,000-4,500 +**  
SF AVAILABLE



**60**  
PARKING SPACES



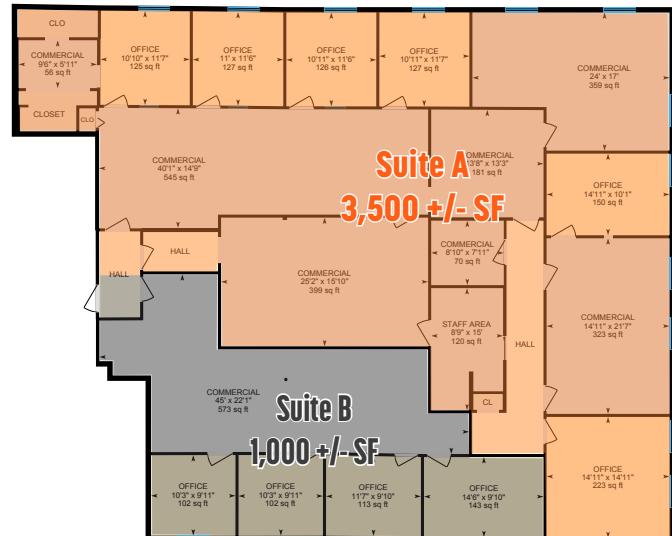
**\$8-\$10 PSF**  
LEASE PRICE

## OFFERING SUMMARY

Space Type	Mixed Use/Office
Space Available	<b>4,500 +SF</b>
Lease Type	Modified Gross
Parking	60 Spaces
Lease Price	\$8-\$10 PSF

## PROPERTY HIGHLIGHTS

- Office space available the 2nd floor in a mixed-use plaza.
- Located on Lyell Ave, between Adirondack St. & Adelaide St.
- Flexible Lease Term
- Great frontage with high-visibility along Lyell Ave.
- Located on RTS Bus line with easy access to I-390 & Route 490
- Zoned C-2 (Community Center) allowing for a variety of uses



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,246	117,525	295,134
Median HH Income	\$49,498	\$52,575	\$59,989
Households	3,198	48,515	128,991
Employees	8,751	53,589	135,944

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