



Premium Flex Space

1344–1350 University Avenue · Rochester, NY 14607

PROPERTY OVERVIEW

Located in one of Rochester's most dynamic business corridors, this versatile property pairs strong street visibility with a thriving, established tenant mix and quick access to downtown. Flexible leasing and build-to-suit options make it ideal for businesses seeking a strategic, design-forward home.

3,100 SF

OFFICE SPACE

5,500 SF

FLEX SPACE

6,400 SF

ADJACENT NEW BUILD*

Build

TO TENANT SPEC



Christopher Calabro,
Owner



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Property Overview

For Lease

1344–1350 University Avenue · Rochester, NY 14607

A rare blend of **industrial character** and **modern, light-filled design** in the heart of Rochester's University Avenue arts and innovation district.

THE OPPORTUNITY

1344–1350 University Avenue offers turnkey office and flexible commercial space within a professionally managed building that already houses some of Rochester's most recognizable independent brands. Soaring ceilings, exposed brick, wood beams, and walls of natural light give tenants a distinctive, elevated environment that's increasingly hard to find.

Spaces can be delivered as-is or fully built to tenant specifications, making this an ideal fit for creative studios, professional services, wellness concepts, showrooms, light production, and experiential retail. An adjacent new-build suite at 1328 University Avenue adds 6,400 SF of high-ceiling flex space for tenants needing room to grow.



TWO-STORY LOBBY & LOUNGE · 1344–1350 UNIVERSITY AVE.

BUILDING SPECIFICATIONS

Office Space	3,100 SF
Flex Space	5,500 SF
Adjacent New Build*	6,400 SF
Clear Height	40'
Zoning	M-1 Industrial
Parking	On-site surface
Build-Out	To tenant spec

PROPERTY HIGHLIGHTS

- ◆ Brand-new roof, upgraded HVAC & electrical
- ◆ Natural-light-flooded interiors
- ◆ Exposed brick, wood beams & high ceilings
- ◆ On-site surface parking
- ◆ Minutes from I-490 & I-590

Space Gallery

1344-1350 University Avenue · Rochester, NY 14607

For Lease



Location & Leasing

For Lease

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THE LOCATION

Set on University Avenue's vibrant Neighborhood of the Arts corridor, the property sits minutes from downtown Rochester, the East End, and the George Eastman Museum, with fast connections to Interstate 490 and Interstate 590.

IDEAL FOR

Creative studios · professional & medical offices · wellness and fitness concepts · showrooms · light production & makers · experiential retail and tasting rooms.

IN GOOD COMPANY — ESTABLISHED TENANTS

Black Button Distillery

Nine Maidens Brewing Co.

The Wellness Lab

Rochester Parkour

+ more

WHY UNIVERSITY AVENUE

- ✓ High-visibility frontage on a heavily traveled commercial corridor
- ✓ Proven, destination-driving tenant mix that brings consistent foot traffic
- ✓ Flexible suite sizes from 3,100 SF up to 6,400 SF of contiguous flex
- ✓ Build-to-suit delivery tailored to your operations and brand
- ✓ Modern infrastructure: new roof, upgraded HVAC & electrical systems
- ✓ Abundant on-site parking — a premium in the corridor

AT A GLANCE

Address	1344–1350 University Ave.
City	Rochester, NY 14607
Available	3,100 – 6,400 SF
Zoning	M-1 Industrial
Lease Type	Flexible / Build-to-suit

*Adjacent suite at 1328 University Avenue. All square footages are approximate and subject to verification. Information contained herein is believed to be accurate but is not warranted. Pricing and availability subject to change. Equal opportunity lessor.



Chris Calabro

OWNER · CALABRO PROPERTIES

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