

Route 96 Office Portfolio

Investment Opportunity

1000 & 1200 Pittsford Victor Rd
Pittsford, New York 14534
www.route96office.com

92,258 Square Feet Of Well Leased Assets In Prime Office Corridor



1000 Pittsford Victor Road



1200 Pittsford Victor Road



Contact Us

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1000 & 1200 Pittsford Victor Rd | Pittsford, NY 14534

For Sale

Offering Overview

CBRE Upstate NY has been retained as the exclusive broker for the sale of 1000 & 1200 Pittsford Victor Road, two Class A office buildings totaling 92,258 square feet in suburban Rochester, New York. The portfolio is well-leased (approximately 92.4%) and located in one of the most desirable submarkets of the metro area, surrounded by 2.8± million square feet of retail space, 2.3± million square feet of office space, and attractive residential communities.

92K

Square Feet

92.4%

Leased

\$14.3M

Asking Price



You are solely responsible for independently verifying the information in this confidential memorandum. CBRE UPSTATE NY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Investment Highlights

High-performing Class A office properties in prime suburban submarket.

- + *Well Entrenched Tenants:* Key tenants are currently making significant investments in FF&E, and have made long-term commitments to their Properties.
- + *Minimal Vacancy:* The Properties benefit from secure in-place cash flow with 92.4% of the square footage leased.
- + *Recent Improvements:* Extensive renovations at the properties have resulted in steady lease up and consistent year-over-year NOI growth.
- + *Mature Submarket:* The Property is located in an extensively developed area with few opportunities for new competing development.
- + *Amenities & Demand Drivers:* The properties offer convenient access to the metro area's premier retail environment as well as numerous restaurants, hotels and services. The immediate area is also home to many of the Greater Rochester Area's most attractive residential communities.

A detailed offering memorandum is available at:

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1000 Pittsford Victor Road

Parcel Size	5.92 Acres
Building Size	73,358 Square Feet
Year Built / Renovated	1985 / 2023
Tenancy	Multi
Occupancy	98.8%
Parking	263± Spaces



1200 Pittsford Victor Road

Parcel Size	2.0 Acres
Building Size	18,900 Square Feet
Year Built / Renovated	2004 / 2026 (Ongoing)
Tenancy	Multi
Occupancy	71.7%
Parking	93± Spaces



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