

Penn Fair Office Park

421-481 Penbrooke Drive Penfield, NY, 14526

Professional, Medical and Dental Office Space



Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

Clear and simple pricing.

\$ 12.35 2020 Professional Base Rate

+ 5.20 NNN Expenses

\$ 17.55 Total Annual per Square Foot

Optional Extras

+ 0.50 End Units

Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
 - Snowplowing and salting for parking lots
 - Lawn maintenance & landscaping
 - Garbage removal
 - Service and repair of heating and air conditioning units
- All interior and exterior maintenance and repairs

This office park is located in the beautiful suburb of Penfield, very close to Routes 250 and 441, with quick access to the nearby towns of Fairport and Webster

- Restaurants within 1/2 mile include Jeremiah's, Panera Bread and Monte Alban
- Wegman's and Target shopping plazas within 1/2 mile
- Close to schools and daycare options, as well as the local YMCA
- Just 5 miles from Route 490

Contact our Rochester Office for more information about Penn Fair Office Park or other locations in your area.