2815 Monroe Avenue Rochester, NY 14618





AVAILABLE OPPORTUNITY

- Up to 1,119 SF second floor office space for lease
- Lease entire suite or a single office as a co-work arrangement

PROPERTY HIGHLIGHTS

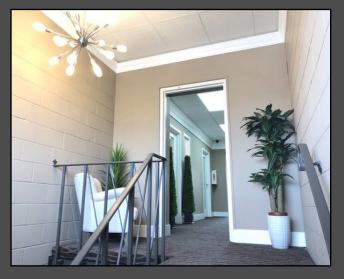
- Professional office setting with affordable prices and flexible terms
- Brand new, modern finishes
- Floor plan includes three private offices, reception area, conference room, kitchenette and private restroom
- Plenty of parking in front and rear of building (with building entrances convenient to both lots)
- Easy expressway access (I-590)



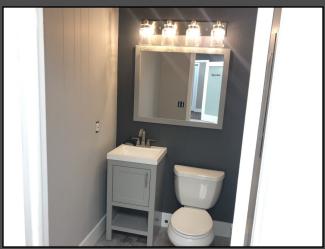
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Floor Plan & Interior Photos













2815 Monroe Avenue Rochester, NY 14618 www.VentureBrokerageGroup.com Janell Vanegas | Licensed Real Estate Broker 585.615.1102 (c) | Janell@VentureBrokerageGroup.com Michael Casserino | Licensed Real Estate Salesperson 585.766.3333 (c) | Michael@VentureBrokerageGroup.com

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SITE AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	5,714	70,089	220,209
Daytime Population	7,028	80,293	262,329
Households	2,292	31,296	94,725
Average Household Income	\$137,603	\$113,253	\$83,421









Median Home Value

3-Mile Demographics

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AREA RESTAURANTS, SHOPPING & SERVICES

