

# NEWLY REMODELED OFFICE SPACE

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)



**V** 2815 Monroe Avenue  
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[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

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*Information is correct to be the best of our knowledge but is not guaranteed for accuracy.*



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**VENTURE**  
BROKERAGE GROUP

## Floor Plan & Interior Photos



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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



**3,701**  
Businesses



**53,492**  
Employees



**\$202,824**  
Median Home Value



**41.4**  
Median Age

3-Mile Demographics



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## AREA RESTAURANTS, SHOPPING & SERVICES

