

# 1230 Lyell Avenue | Building B

Rochester, NY 14606

*Up to 8,508 SF Modern Flex Space*



## FOR LEASE



## EXCLUSIVE LISTING

### AVAILABLE OPPORTUNITY

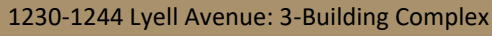
8,508 SF Office/Training/Light Manufacturing/Research & Development Space

### PROPERTY HIGHLIGHTS

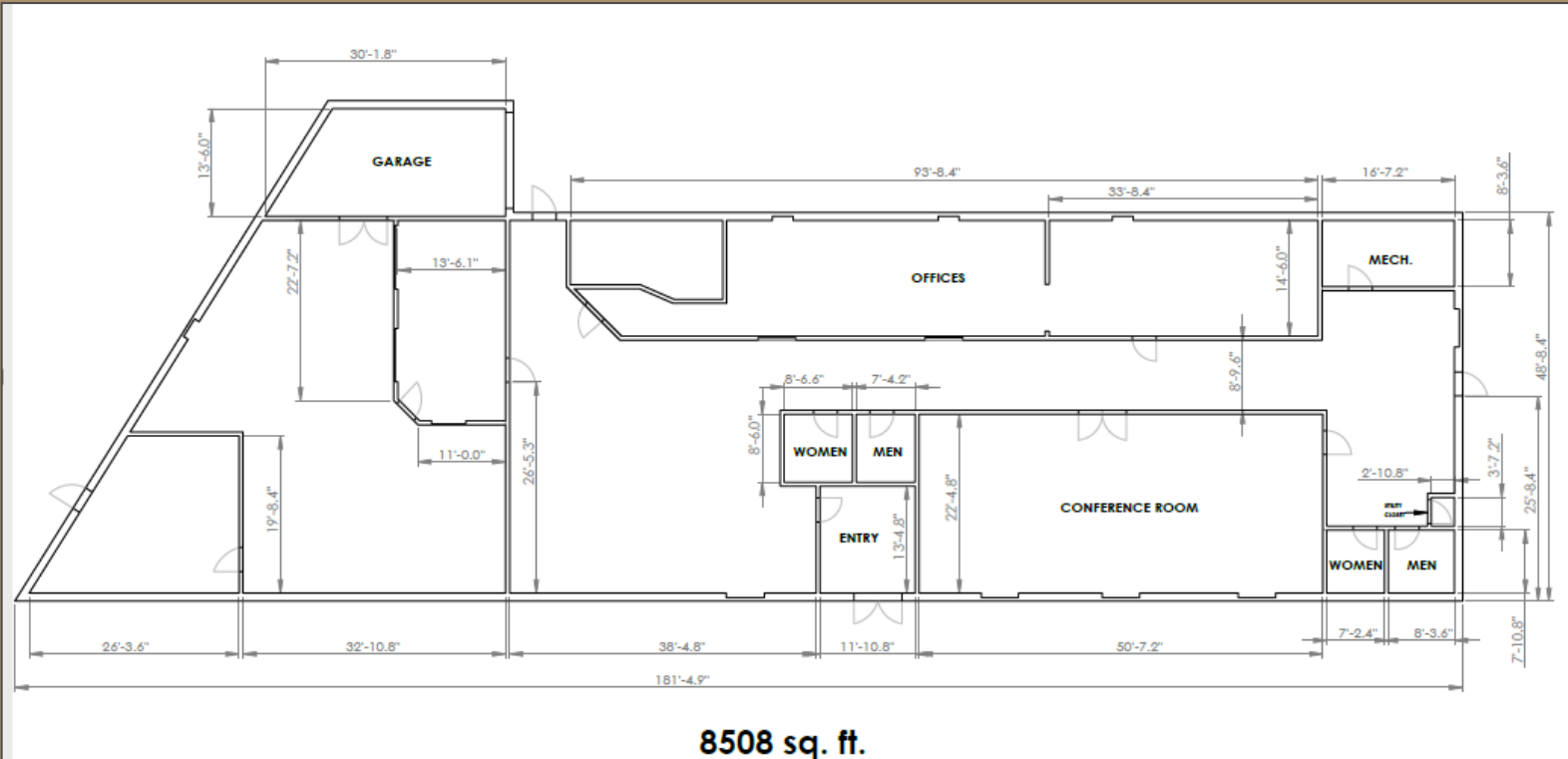
- Beautifully updated facility located at the corner of Lyell Avenue and Mt. Read Boulevard
- Building has so much to offer with updated modern interior
- Showroom/Training Room/Conference Room with huge windows
- Two private offices
- Breakroom/Kitchen
- Two sets of bathrooms
- Carpeted and tile
- 40+ parking spaces available
- Air conditioning
- Security system
- 3-Phase Electric



**Up to 8,508 SF Office/Training/R&D/Light Manufacturing**



### Building B: Floor Plan





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*Up to 8,508 SF Office/Training/R&D/Light Manufacturing*



Large, bright conference/training room



Entry



Kitchen/Breakroom



Two private offices

