

1230 Lyell Avenue

Rochester, NY 14606

R&D/Office/Light Manufacturing Space



FOR LEASE



EXCLUSIVE LISTING

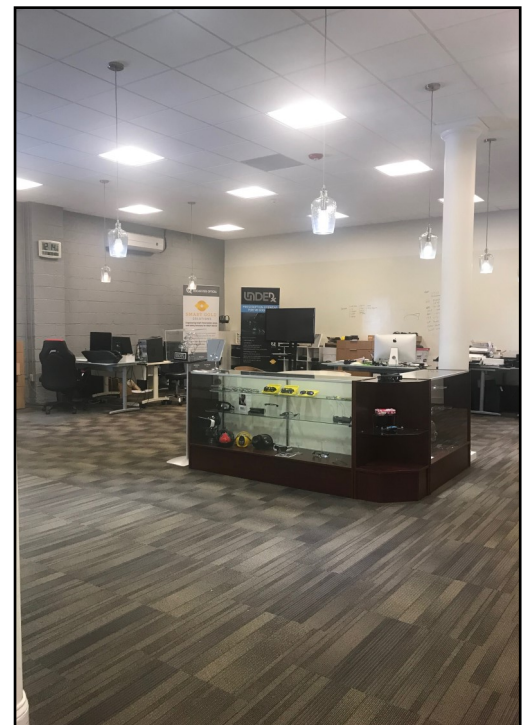
AVAILABLE OPPORTUNITY

Building A: 3,398 SF Retail/Light Manufacturing Space

Building B: 8,508 SF Office/Training/R&D/Light Manufacturing Space

PROPERTY HIGHLIGHTS

- Located at the northeast corner of Mt Read Boulevard & Lyell Avenue
- Beautifully updated facility with modern interior and much to offer (Building B)
- Flexible uses, including office, training, creative use, R&D, showroom and retail
- Includes training room, showroom, private offices, breakroom, kitchen, restrooms and conference room (Building B)
- 40+ parking spaces available
- A/C, security system, 3-phase electric
- On bus route
- Traffic Count: 15,385 VPD



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Aerial



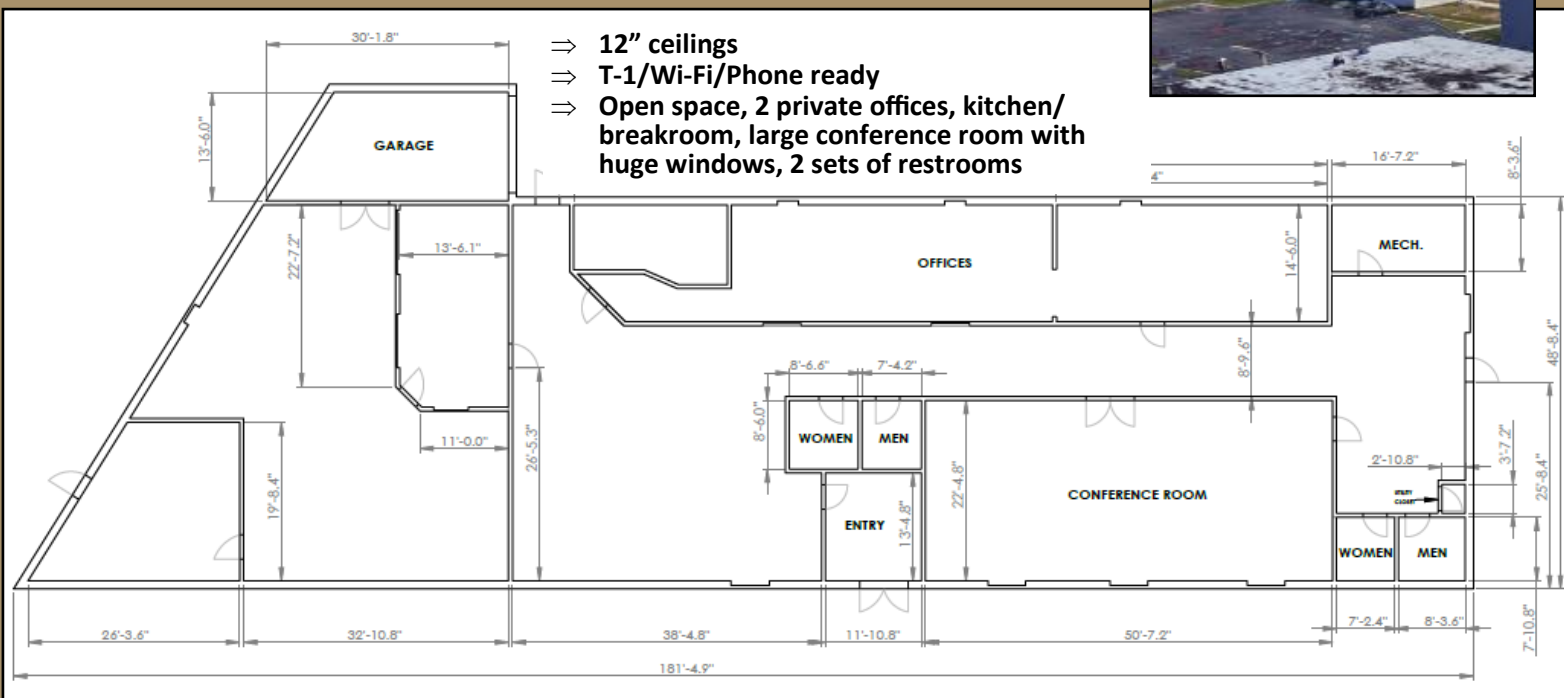
Building B Interior



R&D/Office/Light Manufacturing Space

[illegible]

An aerial photograph showing a large, single-story building with a flat roof, possibly a school or institutional building. The building is surrounded by trees and other structures, including a smaller building to the left and a larger building to the right. The foreground shows a paved area, likely a parking lot or driveway.



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Building B Interior

Large, bright conference/training room



Entry



Kitchen/Breakroom



Two private offices

