



moore corporate real estate

ROCHESTER TECH PARK



FOR LEASE: OFFICE/LAB/TECHNICAL SPACE From 5,000 SF up to 50,000 SF

- **Address:** **789 Elmgrove Road, Rochester, NY**
- **Location:** Located off Route 531, near I-490
- **Town / County:** Town of Gates / County of Monroe
- **Building Size:** **353,121** square feet
- **Lease Rate:** **\$13.50 per square foot, NNN**
- **Operating Expenses:** Taxes: \$.34 per square foot
Ins: \$.38 per square foot
CAM: \$.94 per square foot
- **Parking:** Abundant free parking for in excess of 1,000 cars
- **Security:** On-site security, 24-7
- **Sprinklers:** Fully sprinklered for ordinary hazard
- **HVAC:** Combination of constant volume and variable air volume system (chilled water cooling/steam heat) and make-up air
- **Loading** One, covered dock-high loading door
- **Telecom** Fiber available for voice and data by redundant providers
- **Area Amenities** A number of amenities are located adjacent to the site including restaurants, retail shops and the Westside YMCA that offers a fitness facility as well as childcare services.

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