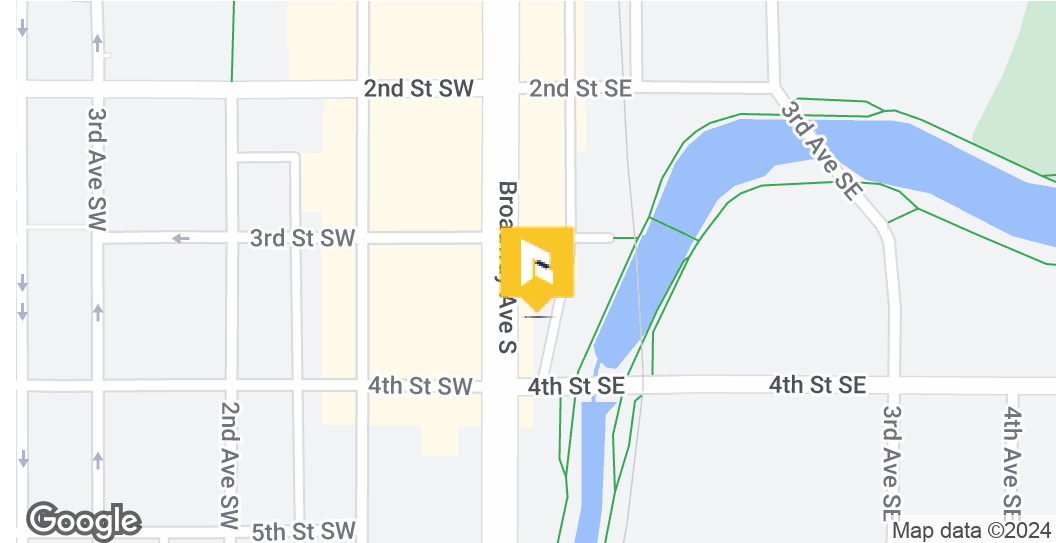


318 BROADWAY AVE S

Unique 2nd Floor Downtown Office Space



Lease Rate

\$17.00 SF/YR

OFFERING SUMMARY

Building Size:	8,484 SF
Available SF:	1,795 SF
Lot Size:	0.051 Acres
Number of Units:	1
Year Built:	1900
Zoning:	Commercial

PROPERTY OVERVIEW

Looking for a unique office space that exudes character and charm? Look no further than this stunning space located in a historic building in the heart of downtown Rochester.

Upon entering the secured entrance and climbing the stairs to the second level, you'll be greeted with an abundance of natural light and exposed brick walls, adding a touch of character and warmth to the space.

The open floor plan provides ample space for all of your needs, whether it be for work or play. With large open spaces in both the front and rear of the building, you'll have plenty of room to create a comfortable and inviting environment for your employees or clients. The break room area is the perfect spot to take a break and refuel during a busy workday.

BUCKY BEEMAN

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MATT GOVE

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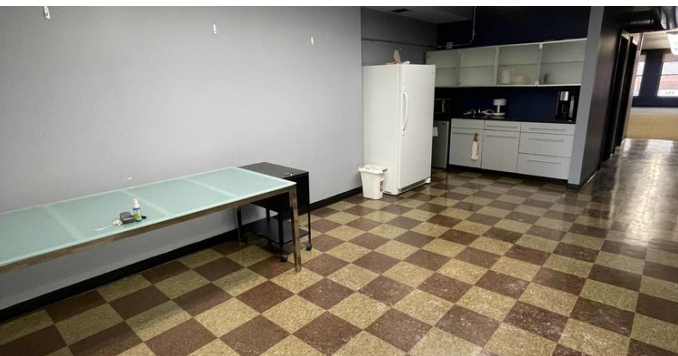
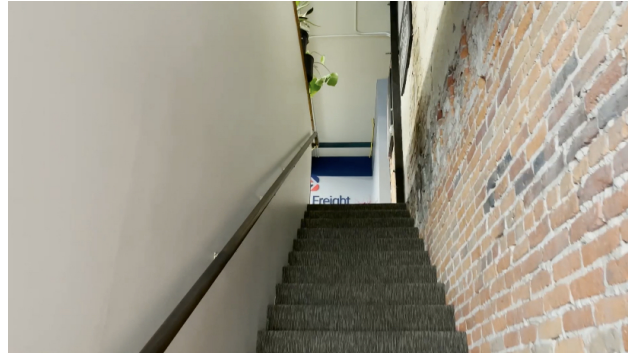
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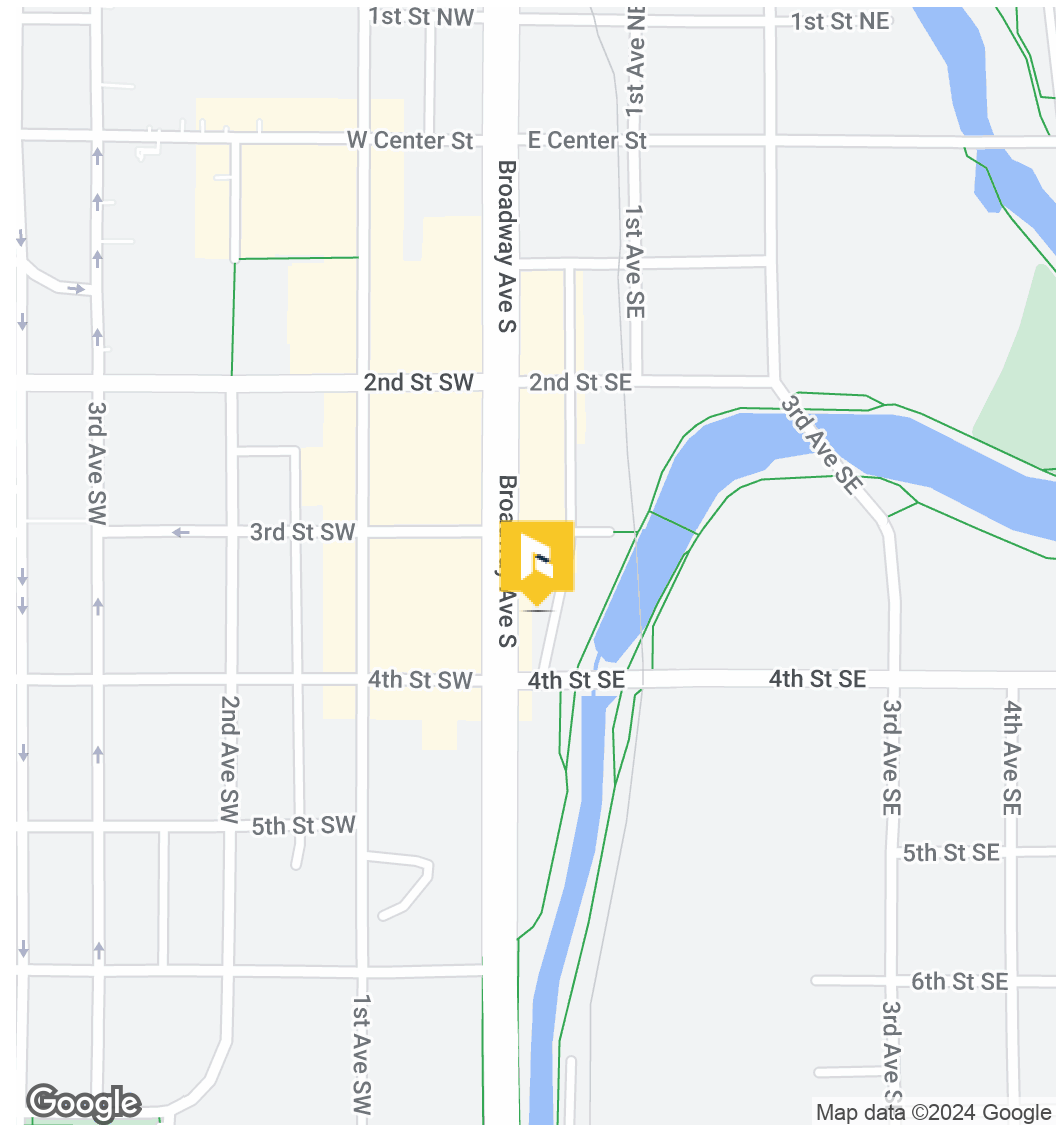
318 BROADWAY AVE S

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,387	68,777	113,637
Average Age	41.9	39.1	37.0
Average Age (Male)	36.7	37.2	35.7
Average Age (Female)	44.1	40.0	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,471	29,421	47,239
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$56,952	\$71,875	\$74,642
Average House Value	\$162,156	\$169,407	\$198,808

** Demographic data derived from 2020 ACS - US Census*



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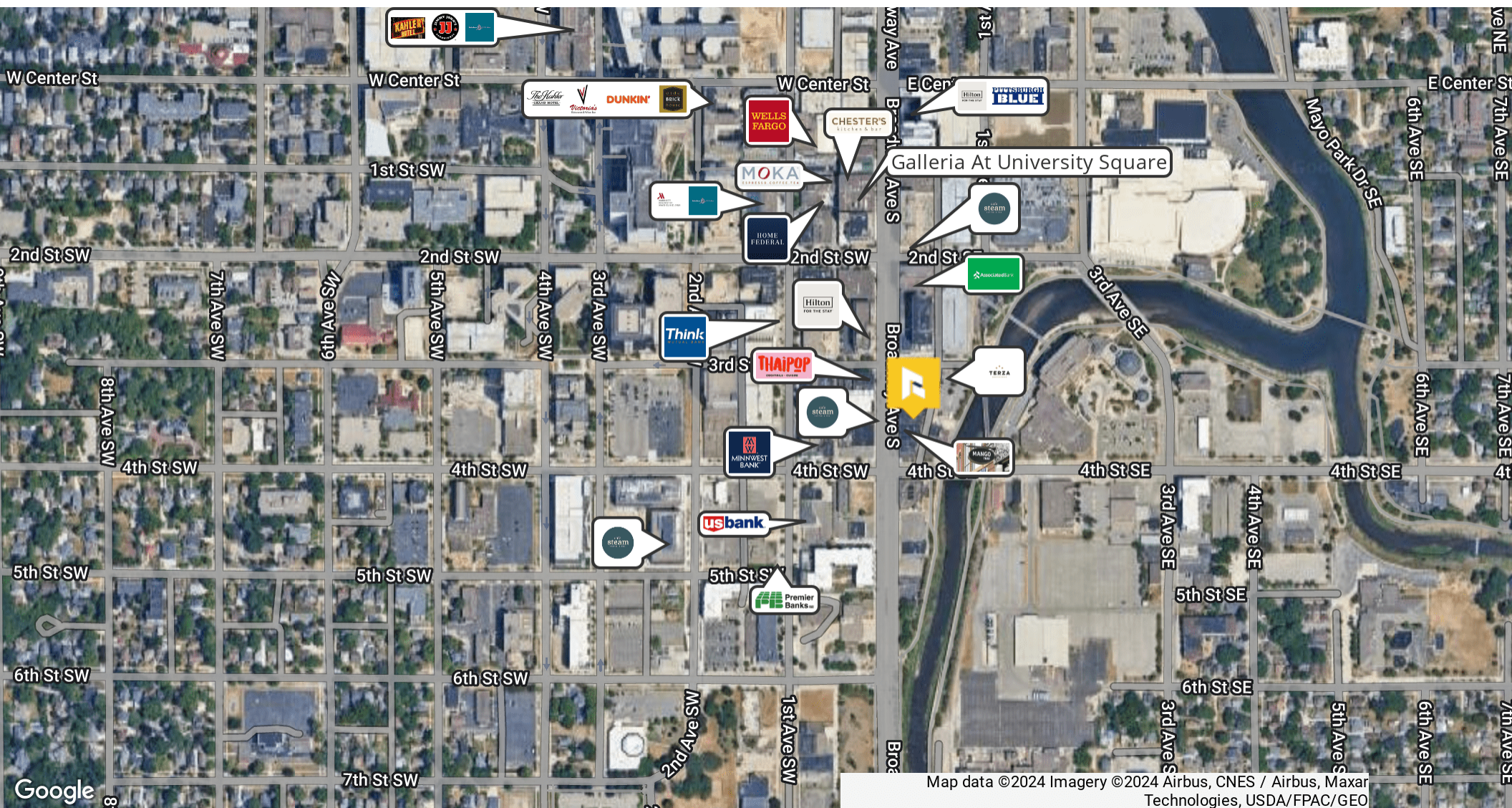
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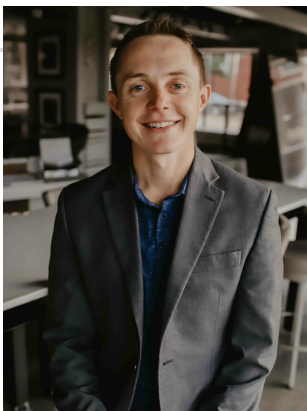
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