

# 2685 E HENRIETTA RD

2685 E Henrietta Rd  
Henrietta, NY 14467



## PROPERTY DESCRIPTION

2,243 SF end cap space of Class A Medical office space or retail space for lease. Building is new construction from 2013 and the co-tenant is Rochester Regional Health Immediate Care. The building has excellent visibility from both direction on East Henrietta Road, full access, and cross-access with Walgreens and Starbucks.

## LOCATION DESCRIPTION

East Henrietta Road is a neighborhood/community commercial on the east side of Henrietta. Additional retail and restaurant development in the area includes Wegman's, Aquatic Center of Rochester, Beers of the World, CVS, Walgreens, several banks and service oriented businesses. Other development in the area includes the newly renovated Dome Arena, the Town of Henrietta Town Hall, Library, Senior Center and Courts. Employment in the area includes the new VA Outpatient Facility (104,000 SF), Red Creek Medical Office Complex, multiple University of Rochester medical facilities and several Paychex offices (HR and Payroll services). The available property is located by Wegmans, Walgreens, and a Starbucks.

## PROPERTY HIGHLIGHTS

- 2,243 SF Endcap Unit
- Class A Medical Office or Retail
- Excellent visibility
- NNN Lease (\$8-\$9 CAM)

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,243 SF
Building Size:	10,000 SF



**Joseph Jacobi Jr.**

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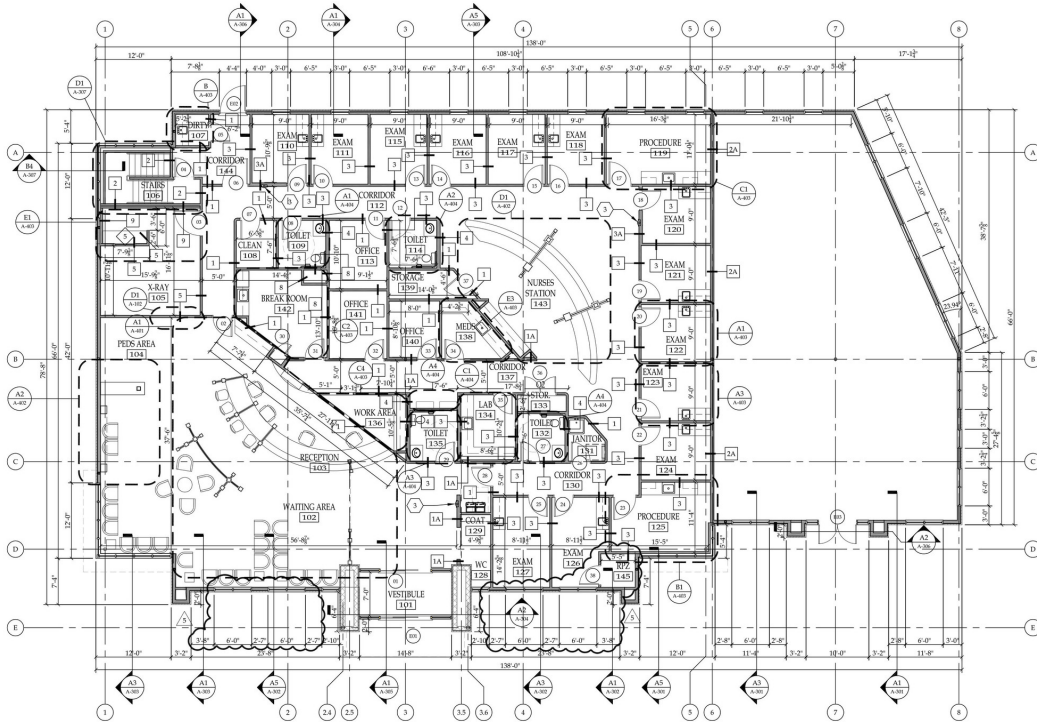
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,243 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	2,243 SF	NNN	Negotiable	\$8-\$9 CAM



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Space is currently in raw condition meaning tenants can build out to their exact needs and specifications



The available space has just one column, allowing for incredible flexibility in floor plan layouts



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