



# Pennfair Office Park Bldg. 3

401 Penbrooke Dr. Bldg 3, Rochester, NY 14526



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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# FOR LEASE | Pennfair Office Park Bldg. 3

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## Offering Summary

Lease Rate:	\$16.50 SF/yr (Gross)
Building Size:	6,928 SF
Available SF:	529 - 1,436 SF
Lot Size:	0.58 Acres
Year Built:	1997
Renovated:	2022
Zoning:	BN-R
Market:	Rochester
Submarket:	Penfield

## Property Overview

Pennfair Office Park, located at 401 Penbrooke Dr. Bldg. 3, Rochester, NY 14526, offers professional, well-managed office space for lease. This is an excellent opportunity for a range of businesses, including law offices, medical practices, real estate offices, architecture firms, and small businesses in need of a professional workspace. The property boasts a total building size of 6,928 SF, with available units ranging from 529 to 1,436 SF. With a lot size of 0.58 acres, there is ample parking for all tenants, ensuring convenience for employees and clients alike. The property features a renovated interior, creating a modern and comfortable environment for business operations. Located in the Penfield submarket of Rochester, Pennfair Office Park enjoys good visibility and easy access. It is conveniently situated just north of Rt441 and Rt 250, offering close proximity to a variety of retailers. The property is zoned BN-R, making it suitable for a range of professional and medical uses. Don't miss out on this opportunity to secure professional office space at Pennfair Office Park. Contact us today to arrange a viewing and discuss leasing options.

## Property Highlights

- Professional Office Space
- Medical Use
- Good Visibility with Easy Access

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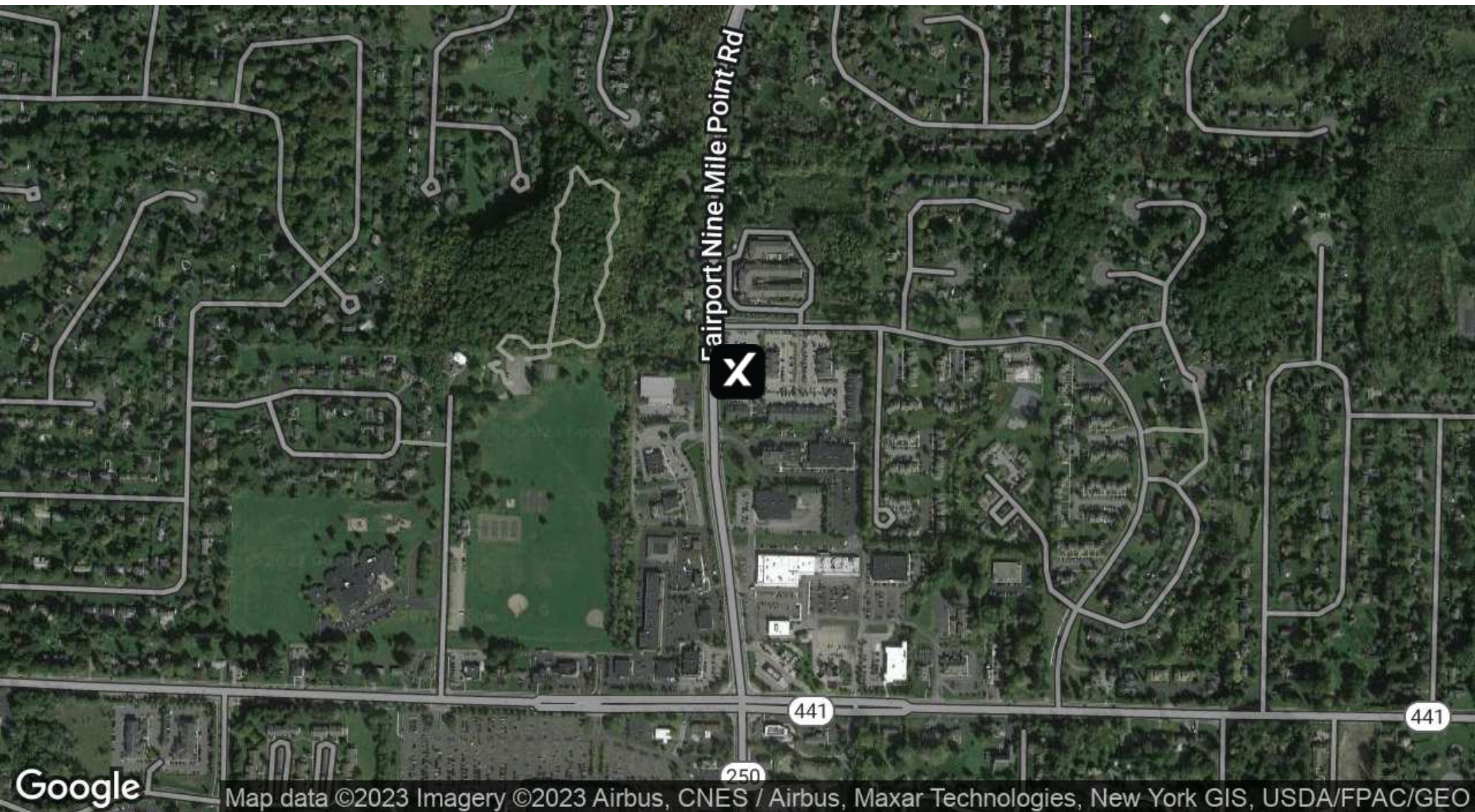
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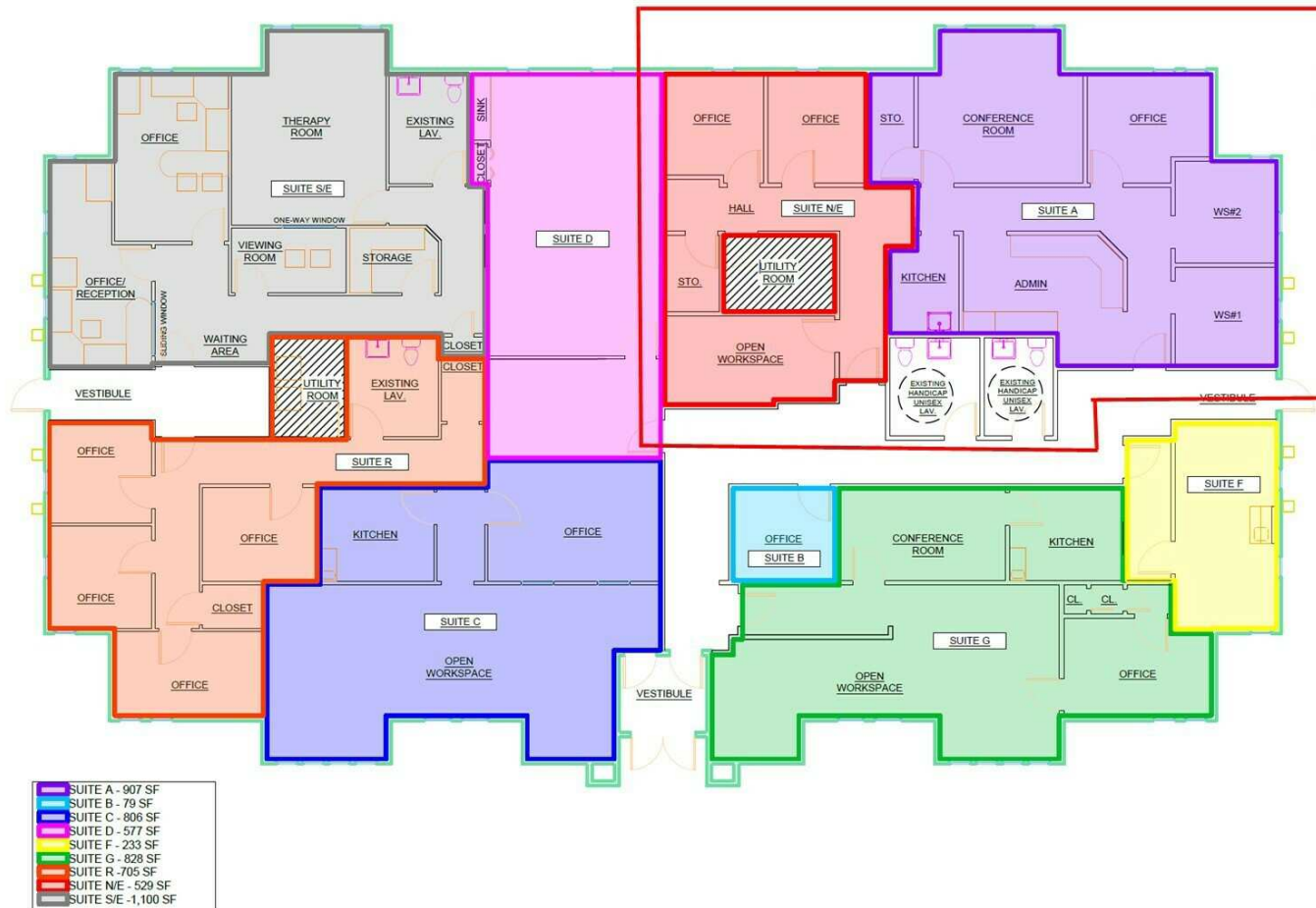
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VIDEO TOUR



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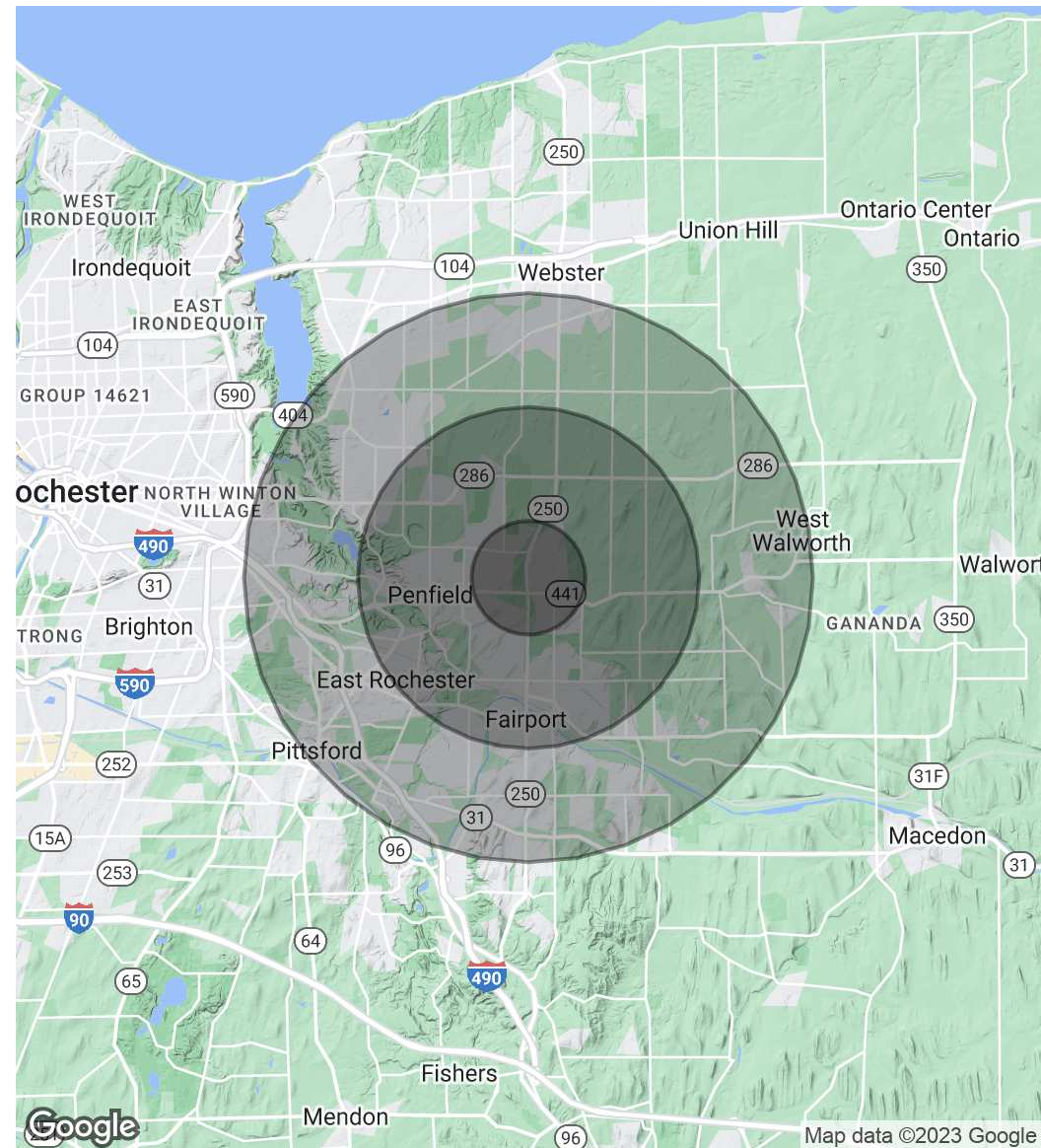
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,693	41,857	106,082
Average Age	47.0	44.7	45.4
Average Age (Male)	44.7	43.1	43.7
Average Age (Female)	46.1	44.5	46.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,956	18,697	45,626
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$87,135	\$89,135	\$103,412
Average House Value	\$213,741	\$208,520	\$212,453

\* Demographic data derived from 2020 ACS - US Census



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