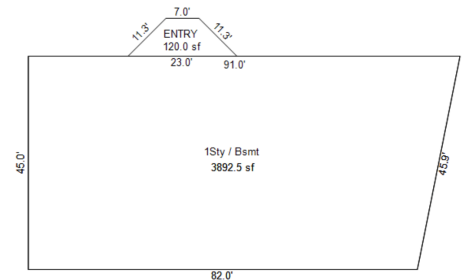


FOR LEASE

\$4,500.00 per month (MG)

- small office space located in Downtown Rochester
- include parking right out front, an elevator, a patio right by the riverwalk
- 3892.5 sqft of office space
- \$4,500 per month (Modified Gross)

416 Broadway Avenue South | Office



PROPERTY FACTS

Lease Rate:	\$4,500.00 per month (MG)
Building Size:	7,784 SF
Available SF:	3,893 SF
Year Built:	1928
Zoning:	CDC-FR
Market:	Office Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,231	31,004	46,937
Total Population	13,377	66,983	106,492
Average HH Income	\$69,279	\$87,624	\$93,378



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