

# 15-17 CHARLOTTE STREET

15-17 Charlotte Street  
Rochester, NY 14607



## PROPERTY DESCRIPTION

Flex/creative space located in Downtown Rochester. The space is in turn-key condition, and offers an at-grade overhead door as well as five off-street parking spaces. Currently built out with a showroom/sales floor, office space and a separated production/assembly area, the floor plan can be opened up completely if desired. The building has a 14' clear height with a recently installed central HVAC system. The space also includes a basement for additional storage.

## LOCATION DESCRIPTION

The available space is located in Rochester's East End neighborhood, home to a variety of bars, restaurants, dense residential units, and several small businesses as well as cultural institutions such as the Eastman School of Music, Eastman Theatre, and Little Theatre. The space is located on Charlotte Street, one door down from Scio Street. Nearby businesses include City Blue, Chick'n Out, The Richmond, SPoT Coffee, Speedy's Cleaners, Redd, Ugly Duck Coffee, and News 10 NBC.

## PROPERTY HIGHLIGHTS

- Turn-key creative/flex space
- At-grade overhead door
- Massive windows on front of building
- Five off-street parking space
- 14' clear height

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	3,400

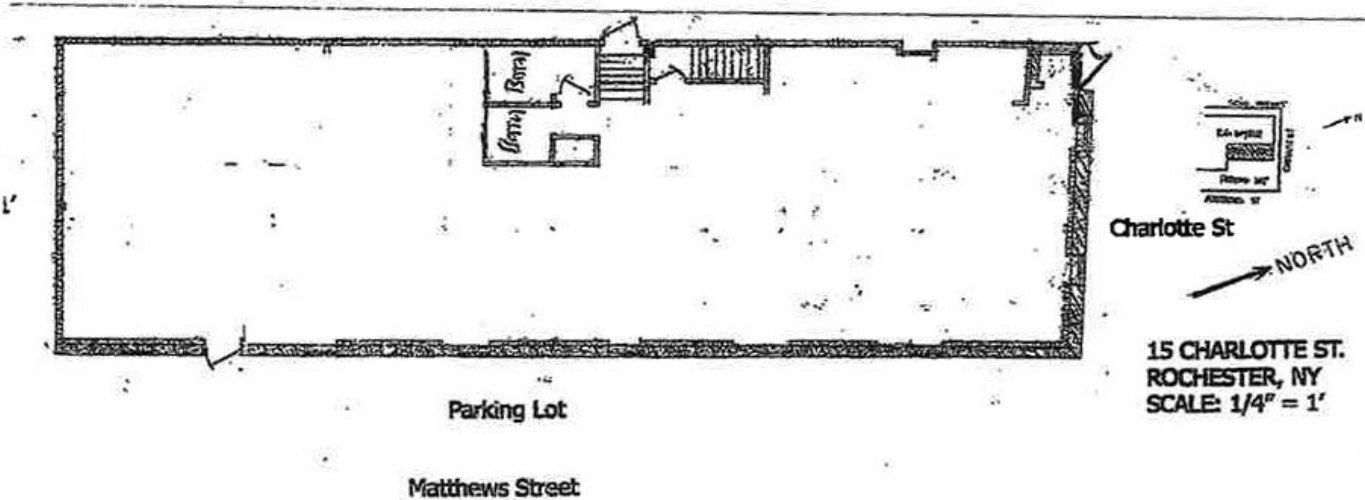


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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,400 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	3,400 SF	Modified Gross	Negotiable	-



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