

7 CHARLOTTE STREET

7 Charlotte Street
Rochester, NY 14604



OFFICE BUILDING FOR LEASE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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PROPERTY DESCRIPTION

Second floor office space available for lease. The space has a large foyer entrance with multiple rooms and spaces off it, including a 1,150 SF meeting/conference space, a separate library/storage space, and large multi-room wing that includes an 800 SF 1-bedroom apartment for live/work needs, or a kitchen/break area for employees.

LOCATION DESCRIPTION

The available second floor 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 institution such as the Eastman School of Music, Eastman Theatre, and Little Theatre. The space is located on the corner of Charlotte Street & 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

- Second floor office space
- Elevator access
- Multiple rooms
- Next to East End Garage - 1,282 parking spaces
- Kitchen/break area
- 1-bedroom apartment for live/work considerations
- Shared off-street parking available

SPACES	LEASE RATE	SIZE (SF)
Office Space	Negotiable	4,471

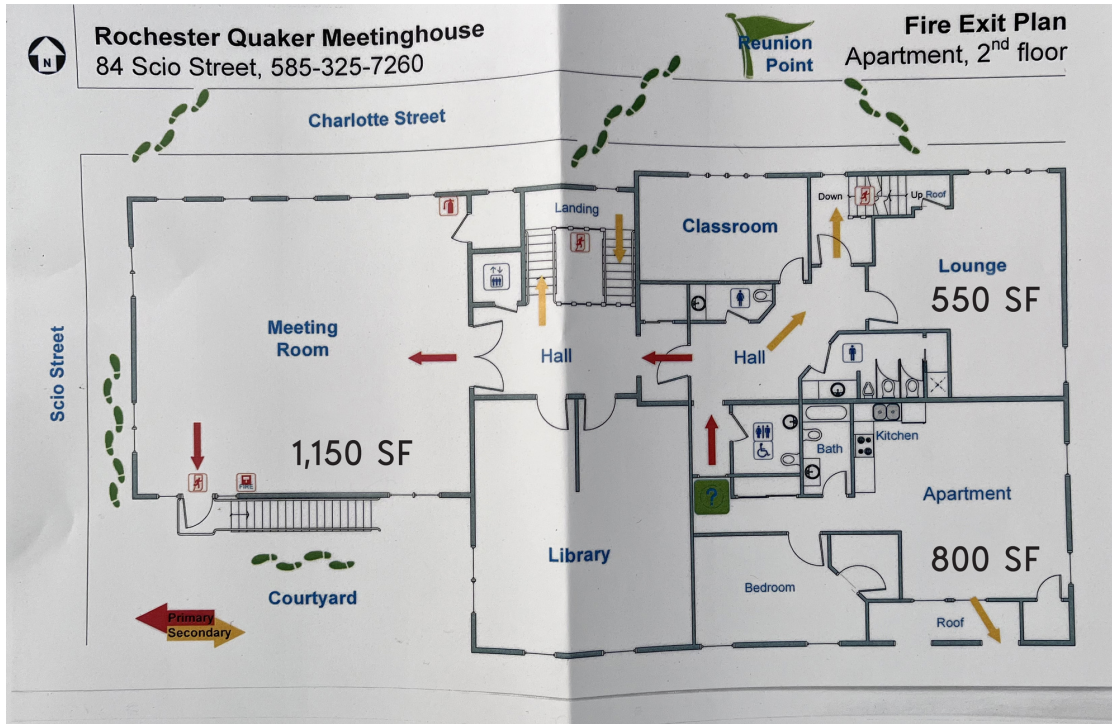


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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	4,471 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Space	Available	4,471 SF	Gross	Negotiable	-



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Large foyer at entrance to spaces/rooms



Elevator for access



Large foyer is open and inviting



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1,150 SF meeting/conference room



Meeting/conference room has tons of overhead lighting



Meeting/conference room has four skylights for added natural light



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Kitchen/Dining Area



Bedroom off the kitchen/dining area can also be a private office



Large room that can be used as shared offices or meeting space



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