**For LEASE**

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14607

Rochester, NY

***For Lease*** - 21,658 +/-SF Multi-Tenant Office Building on

1.7 Acres.

The building is located at the corner of East Avenue and Sibley Place, one of the premier locations in the City of Rochester. A prominent corner location on one of Rochester’s most desirable avenues.

Located in the vibrant East End District of Rochester. In close proximity to the Central Business District/Downtown Rochester.

Nearby amenities include: The Little Theatre, Genesee Valley Club, Strathallan Hotel, Lyric Theatre, RMSC, The Inn on Broadway, Eastman Theatre, Memorial Art Gallery, Strasenburgh Planetarium, and George Eastman Museum.

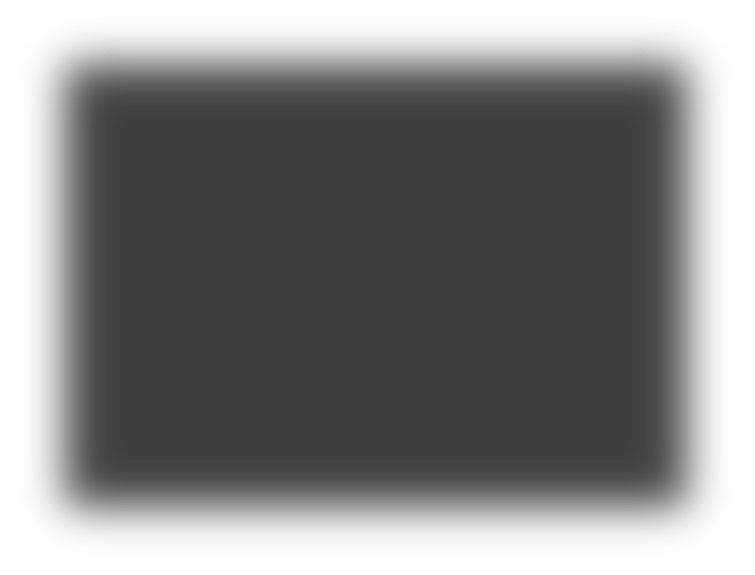
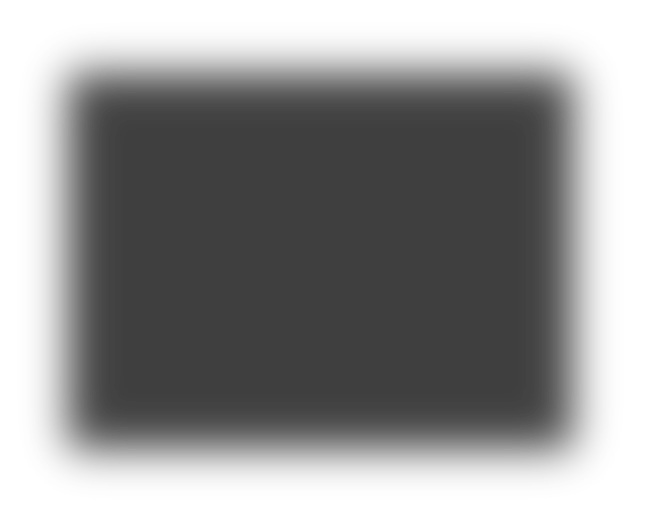
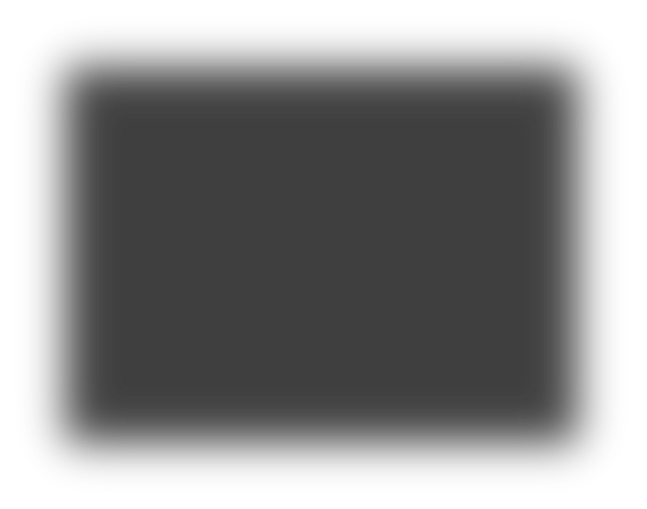
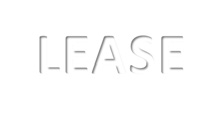
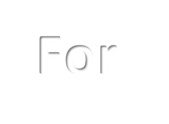
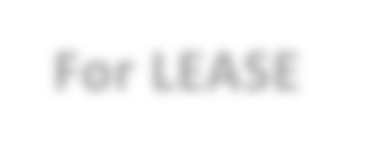
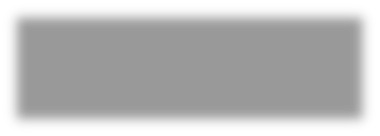
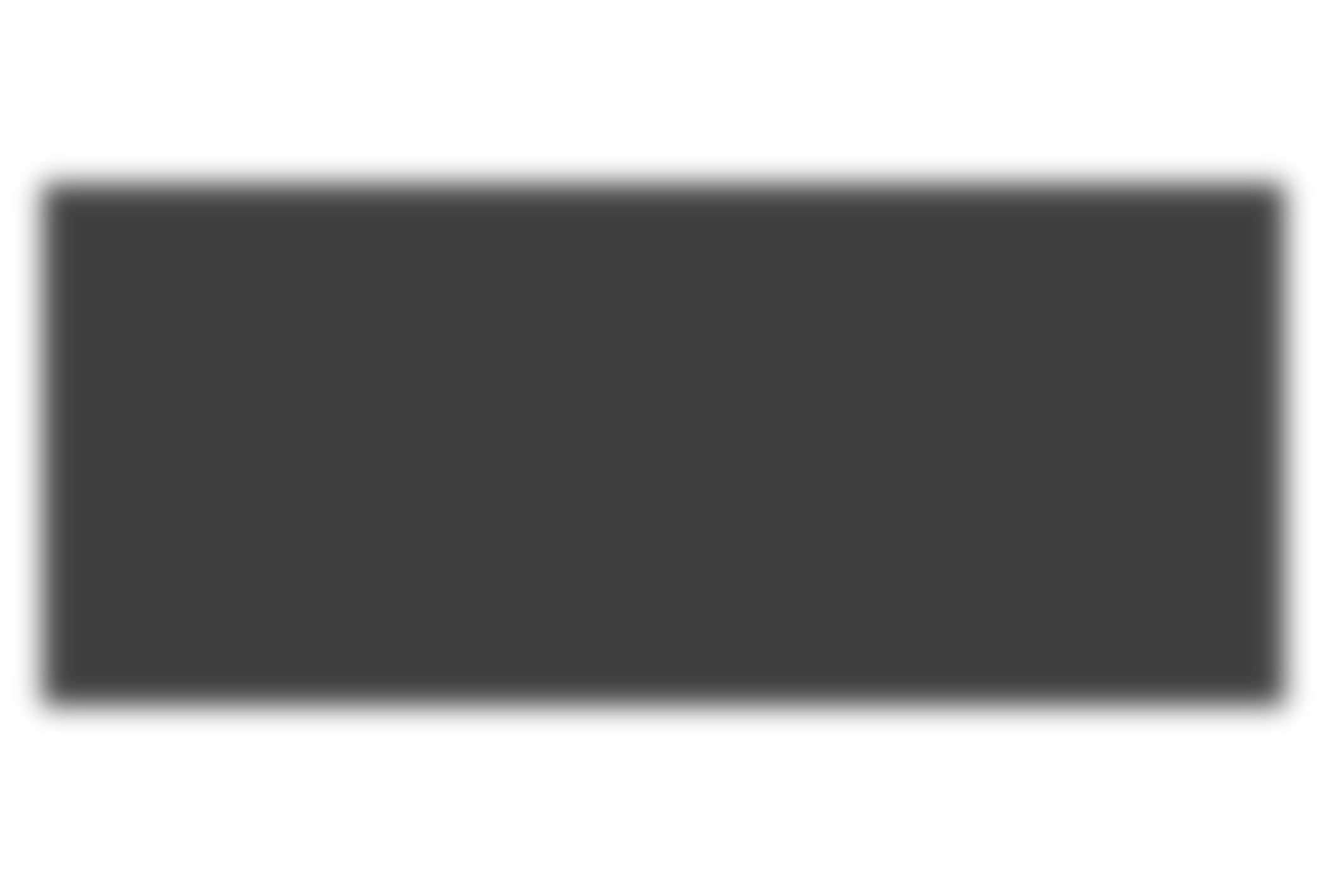
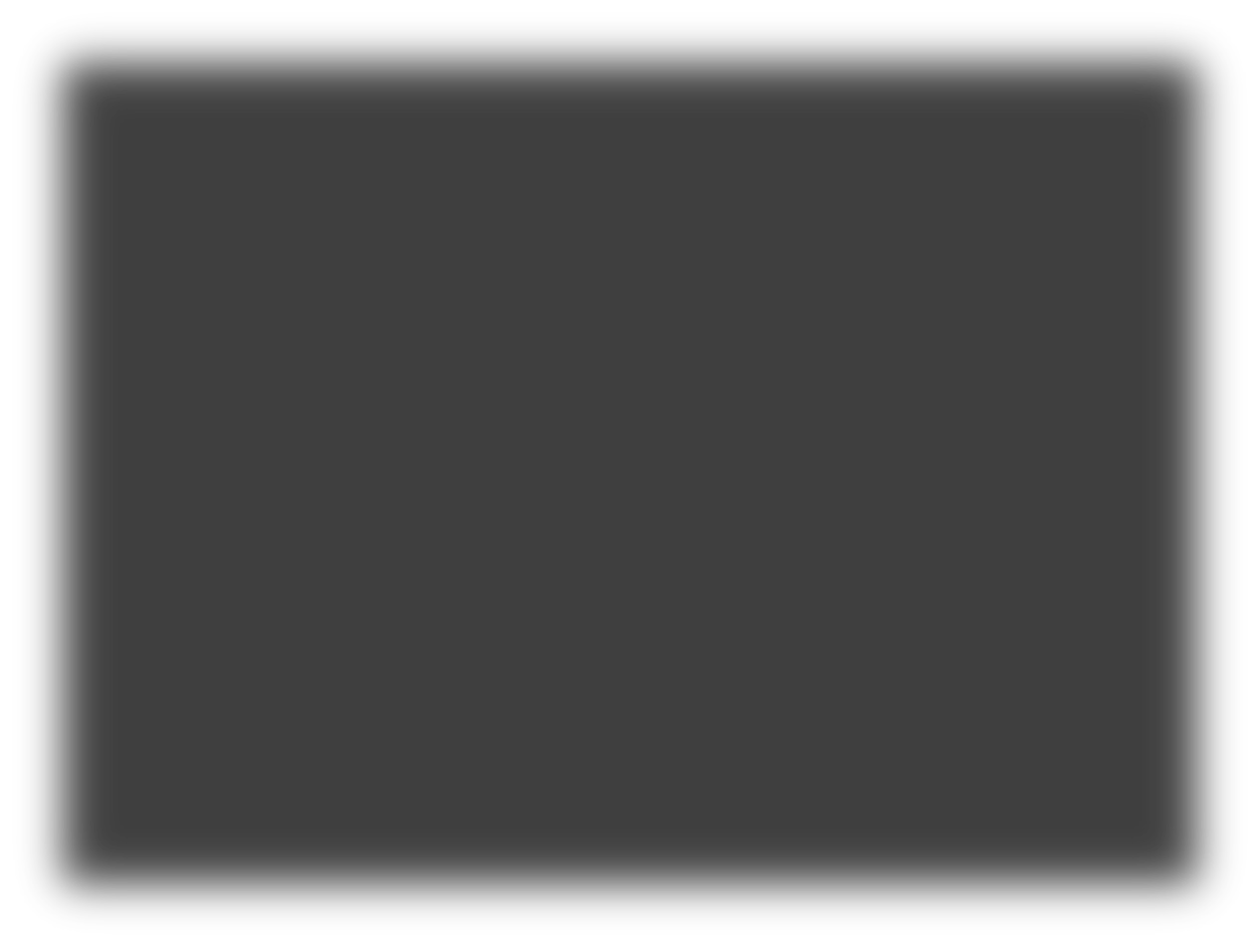
Current build-out includes: multiple private offices, a conference room, kitchens, copy room, waiting area, cubicles, storage area, serviced by an elevator.

Existing building is ideal for a single tenant or multiple tenants. Flexible floor plans available. The building

can be subdivided down to 5,000 sf. 80 parking spaces.

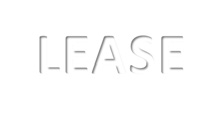
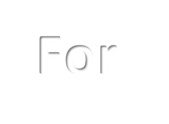
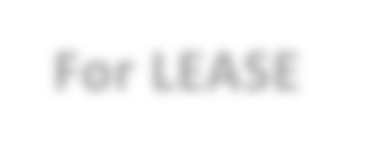
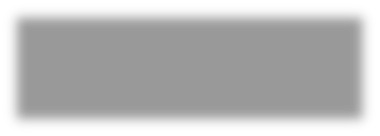
R3-High Density Residential, Overlay-office, East Avenue Preservation District

**441 East Ave**

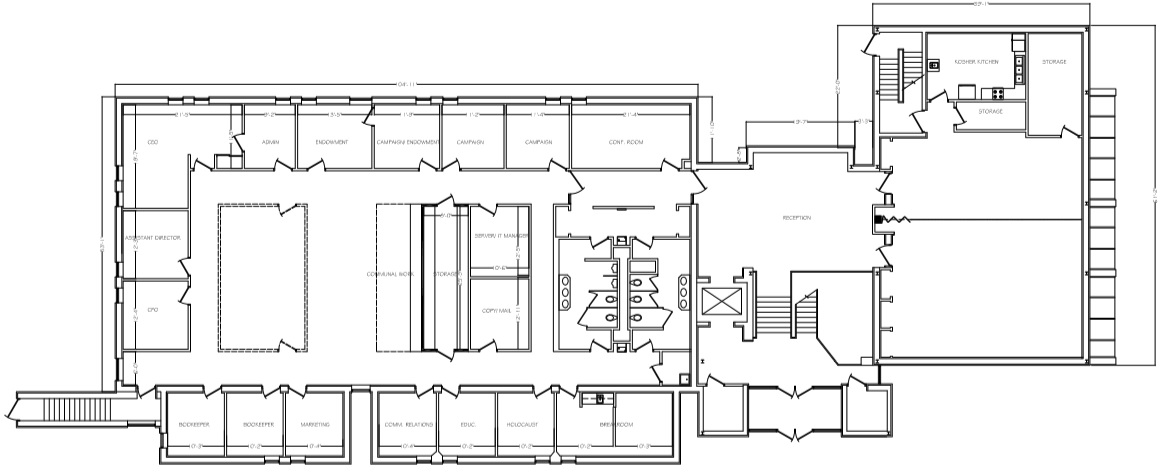




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**For LEASE**



**UPPER LEVEL Floor Plan**



### 415 Park Avenue - Rochester, NY 14607

Michael A. Smith [- Michael@LLDEnterprises.com](mailto:Michael@LLDEnterprises.com)

Director of Leasing / Licensed Real Estate Salesperson

### 585-244-3575 ext. 310

David M. Dworkin - [David@LLDEnterprises.com](mailto:David@LLDEnterprises.com)

Licensed Real Estate Broker

### 585-244-3575 ext. 301

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**oor Plan**

**LOWER LEVEL Fl**

Rochester, NY 14607

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06/18/20