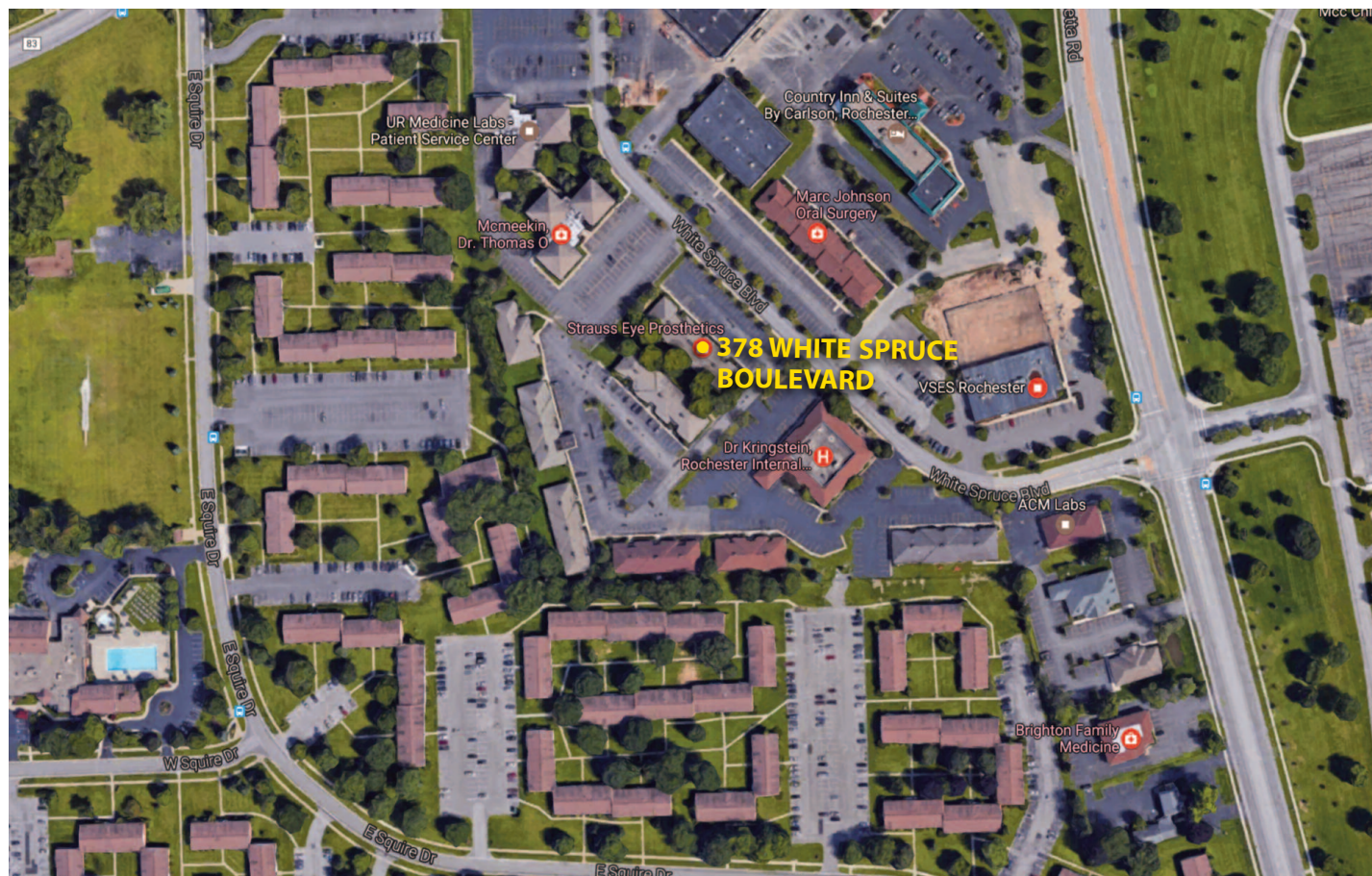
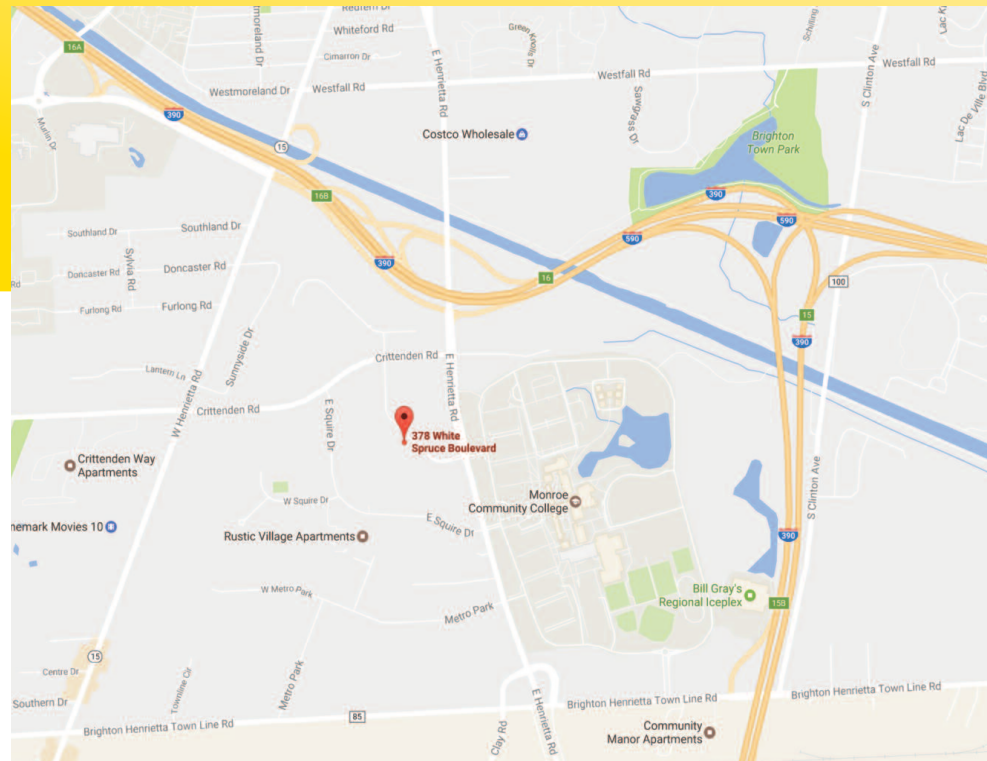


FOR SALE OR LEASE

# 378 White Spruce Boulevard Brighton, New York



## PROPERTY DESCRIPTION

Class B Professional office building available for purchase or lease. Immediate occupancy. Located in well known South View Commons, a 25 acre mixed use development, across from MCC, minutes from the expressway. The office space consists of four private offices, a conference room, 800 +/- SF finished basement, bathroom and waiting area with receptionist office. The space is perfect for medical, professional or IT. Expand or start your business here!



**HUNT Commercial**  
Real Estate Corporation  
3300 Monroe Avenue  
Rochester, New York 14618  
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



**HUNT Commercial**  
Real Estate Corporation  
3300 Monroe Avenue  
Rochester, New York 14618  
HUNTCommercial.com

**Eric Whitlock**  
Licensed Real Estate Salesperson  
(585) 613-4614  
ewhitlock@huntcommercial.com

**Thomas Lockwood**  
Licensed Associate Real Estate Broker  
Cell: (585) 737-4055  
tlockwood@huntcommercial.com



# 378 White Spruce Boulevard Brighton, New York

PROPERTY OVERVIEW		DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Lot Size	0.12 +/- Acres	Total Population	7,336	75,630	211,590
Building SF	2,067 +/- SF	Total Households	2,480	30,667	86,177
Leasable SF	2,067 +/- SF	Ave. Annual Income	\$53,422	\$61,141	\$62,329
Year Built	1985				
Stories	1				
Parking	On Site				

