



FOR LEASE

919 Culver Road Rochester, NY



AVAILABLE CLASS B OFFICE SPACE FEATURING 5,004 SF

Features include close proximity to 490 Expressway, East Avenue and Park Avenue neighborhoods. Amenities include 100 parking spaces, private entrance, conference room, private offices, kitchen area and much more. Security system, restrooms, turn key opportunity. Included in lease-utilities, heat, electric, AC and water. Tenant pays rent, security deposit, \$9.60 per sf plus 1/2 taxes, renter's insurance and refuse. Enter parking lot at 913 and pass the U of R building as you drive in, make a right and park by the 919 building, parking spaces are first come first served.

There are 6 offices, one can be receptionist; also a board room and plenty of natural light.



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

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PROPERTY OVERVIEW	
Lot Size	0.30 +/- Acres
Total SF	7,700 +/- SF
Leasable SF	5,004 +/- SF
Lease Rate	\$9.60 / SF
Year Built	1963
Stories	1
Traffic Count	14,592 ADT
Parking	100 Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	23,831	146,069	307,821
Total Households	9,931	64,486	127,429
Median Annual Income	\$44,029	\$40,873	\$42,182

