





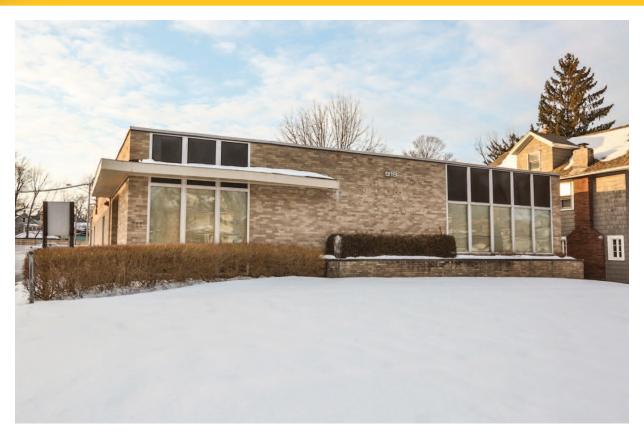








## 919 Culver Road Rochester, NY



### **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.

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

**Traffic Count** 14,592 ADT

**Parking** 100 Spaces



















