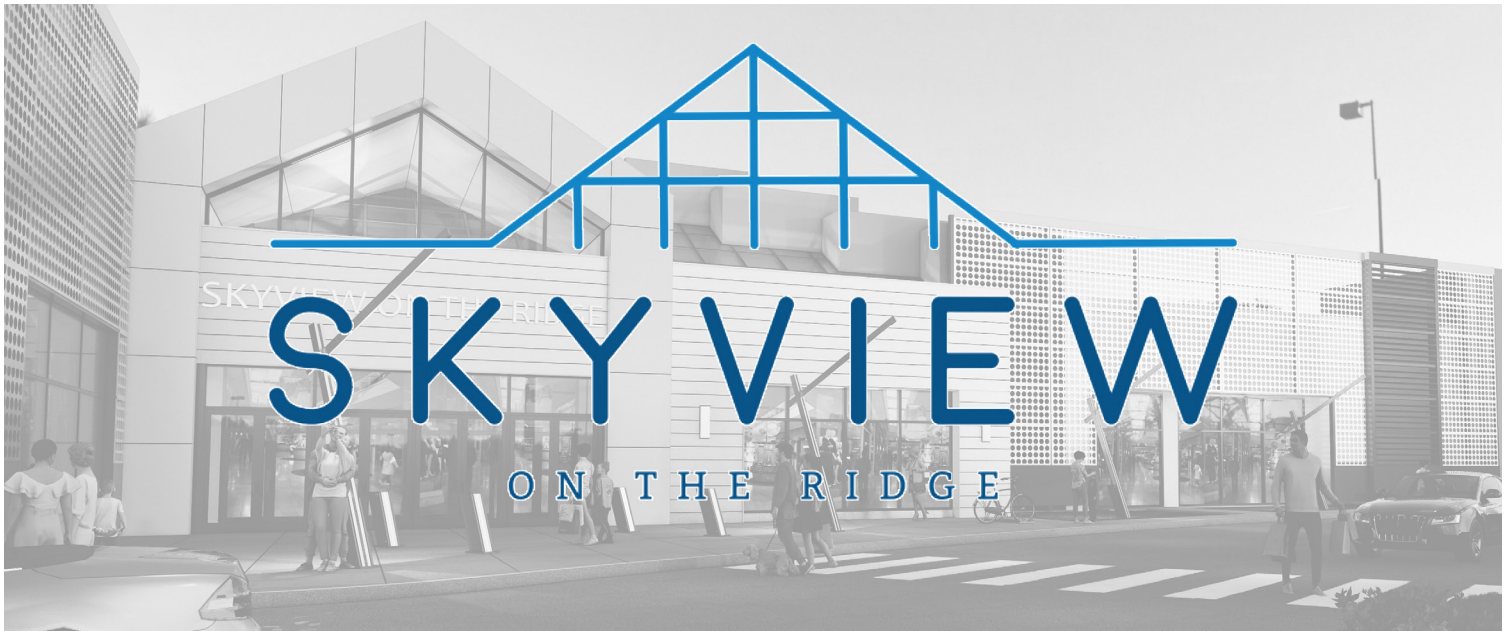


Skyview On The Ridge

For Lease

1 Million Square Feet | Mixed-Use

East Ridge Road
Irondequoit, NY 14622



PROJECT OVERVIEW

With one million square feet of space and recent investments of approximately \$75 million, SkyView On The Ridge is a unique mixed-use opportunity in the Rochester, New York market. Offering superior

visibility & expressway access, highly competitive lease rates, and a variety of spaces to satisfy a diverse array of potential uses.

Contact Us

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Licensed Real Estate Salesperson

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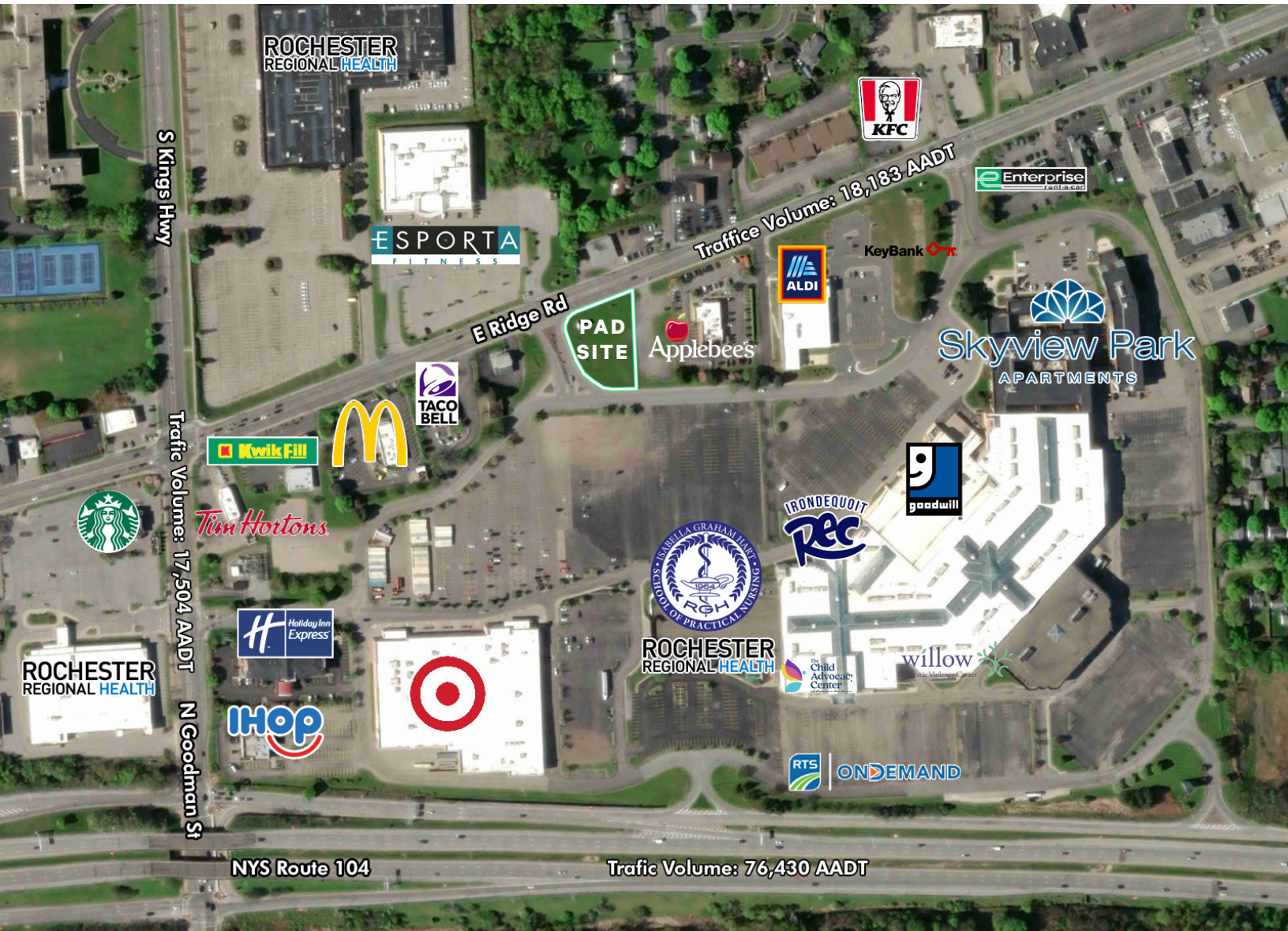
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Skyview On The Ridge

East Ridge Road | Irondequoit, NY 14622

For Lease



SkyView On The Ridge offers a wide range of spaces from high visibility big-box anchors, to readily demisable interior and exterior suites, as well as new construction / outparcel opportunities.

With current occupants including the Rochester Regional Health's School of Nursing, the Town of Irondequoit Community Center, Goodwill, Willow, the Child Advocacy Center of Greater Rochester and Skyview Park Apartments, the foundation of a vibrant mixed-use campus has been established.

New leasing opportunities now exist for a variety of possible uses including:

- + Medical
- + Non-Profits
- + Office
- + Retail
- + Restaurant
- + Flex
- + Distribution
- + Educational
- + Community
- + Religious



Skyview On The Ridge

East Ridge Road | Irondequoit, NY 14622

For Lease

New Investments

CAMPUS IMPROVEMENTS

Extensive improvements to the Skyview On The Ridge campus are underway with enhancements to entryways, building facades, parking lots, landscaping and signage beginning delivery in 2021.

IRONDEQUOIT COMMUNITY CENTER

The Irondequoit Community Center is a state of the art 49,000 square foot facility including a variety of amenities available to tenants of Skyview On The Ridge.

- + Walking Path
- + Tot Drop
- + Gymnasium
- + Turf Space
- + Fitness Center
- + Community Rooms
- + Lounges
- + More

ROCHESTER REGIONAL HEALTH COLLEGE OF HEALTH CAREERS

Home to over 300 current students, Rochester Regional Health has launched the College of Health Careers, a degree granting institution offering an Associate of Applied Science degree with a major in Nursing. With interactive spaces, simulation labs and large classrooms, COHC offers training and education from Licensed Practical Nursing (LPN) to Registered Nurse (RN). The school occupies approximately 125,000 square feet of space redeveloped from a former department store.

NON-PROFIT ORGANIZATIONS

Skyview On The Ridge is home to numerous mission-focused organizations which serve our community including The Child Advocacy Center of Rochester, Willow, and Goodwill of the Finger Lakes.

SKYVIEW PARK APARTMENTS

Skyview Park Apartments is a 157 unit senior (55+) residential community developed by PathStone Corporation. This \$44 million investment comprises 157,000 square feet of space including the redevelopment of a former department store and new construction.

RTS SKYVIEW CONNECTION HUB

Extensive convenient access is now available to the site through Regional Transit Service (RTS) Skyview Connection Hub, providing connection points between public transit services including, RTS Connect, RTS On Demand Zones, and other mobility options. Visit www.myrts.com for specific schedule options.



ONDEMAND



Skyview Park
APARTMENTS

ROCHESTER
REGIONAL HEALTH



Skyview On The Ridge

East Ridge Road | Irondequoit, NY 14622

For Lease

Upper Level



Lower Level



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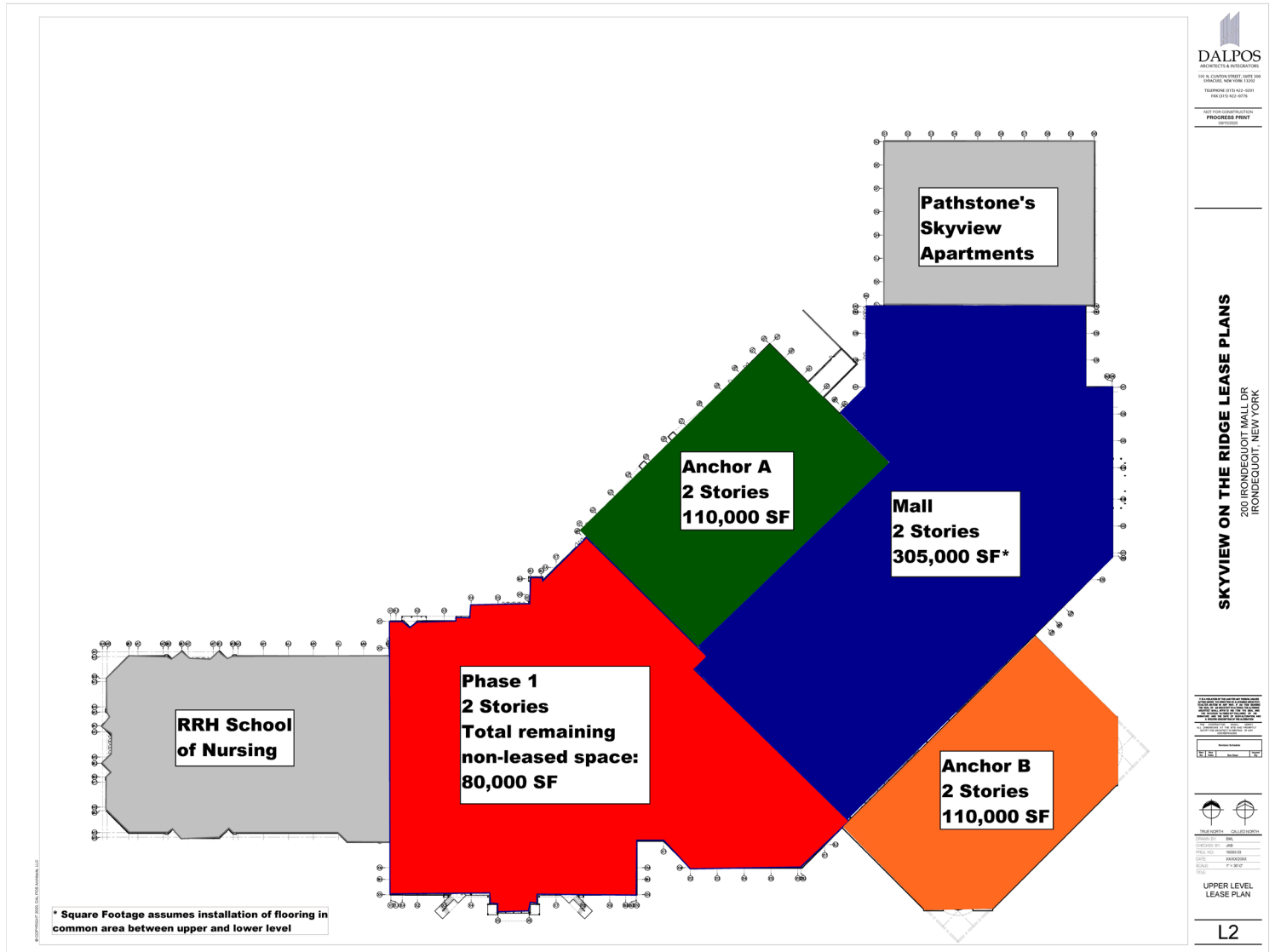
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Skyview Lease Plan



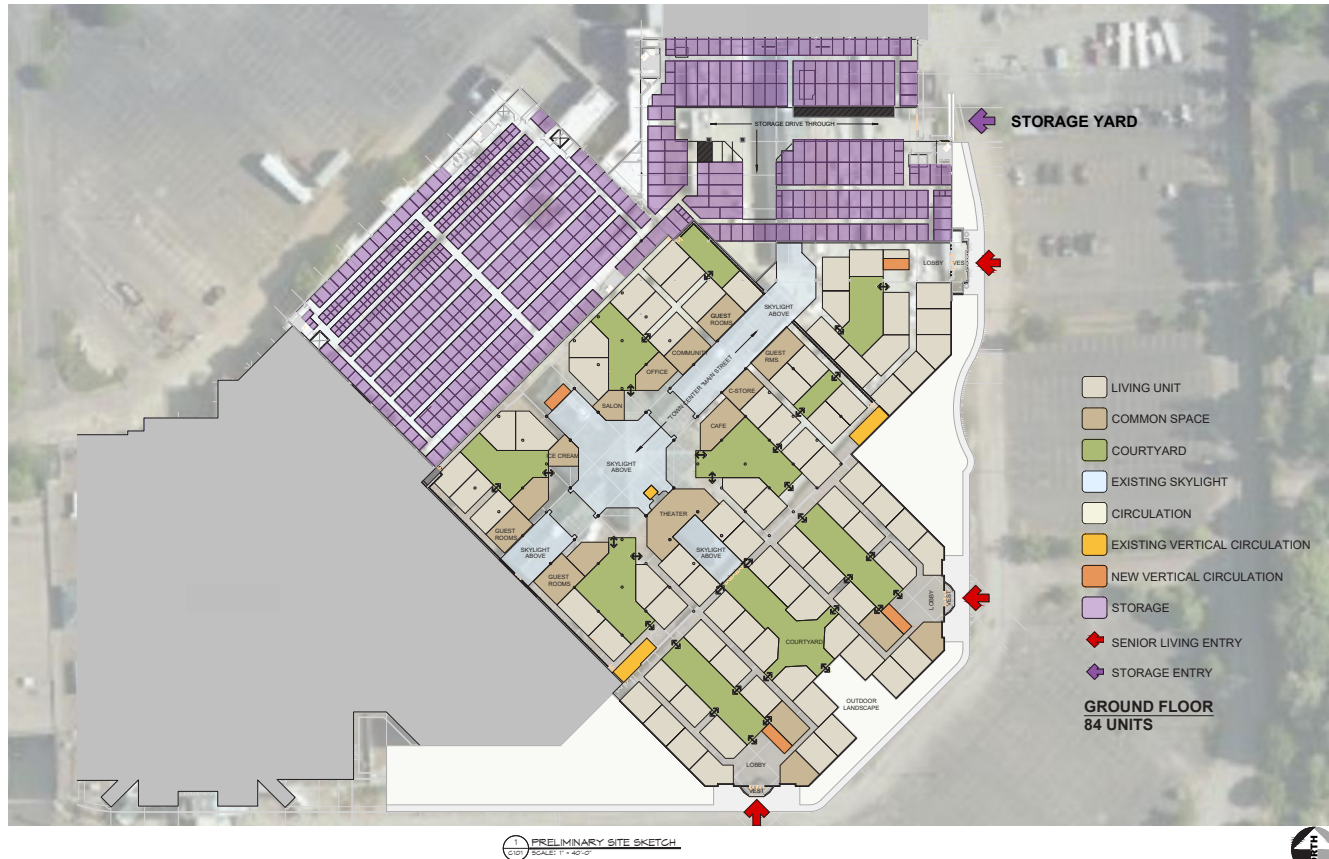
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Plans Currently Under Permitting



First Floor Preliminary Plan

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Plans Currently Under Permitting



Second Floor Preliminary Plan

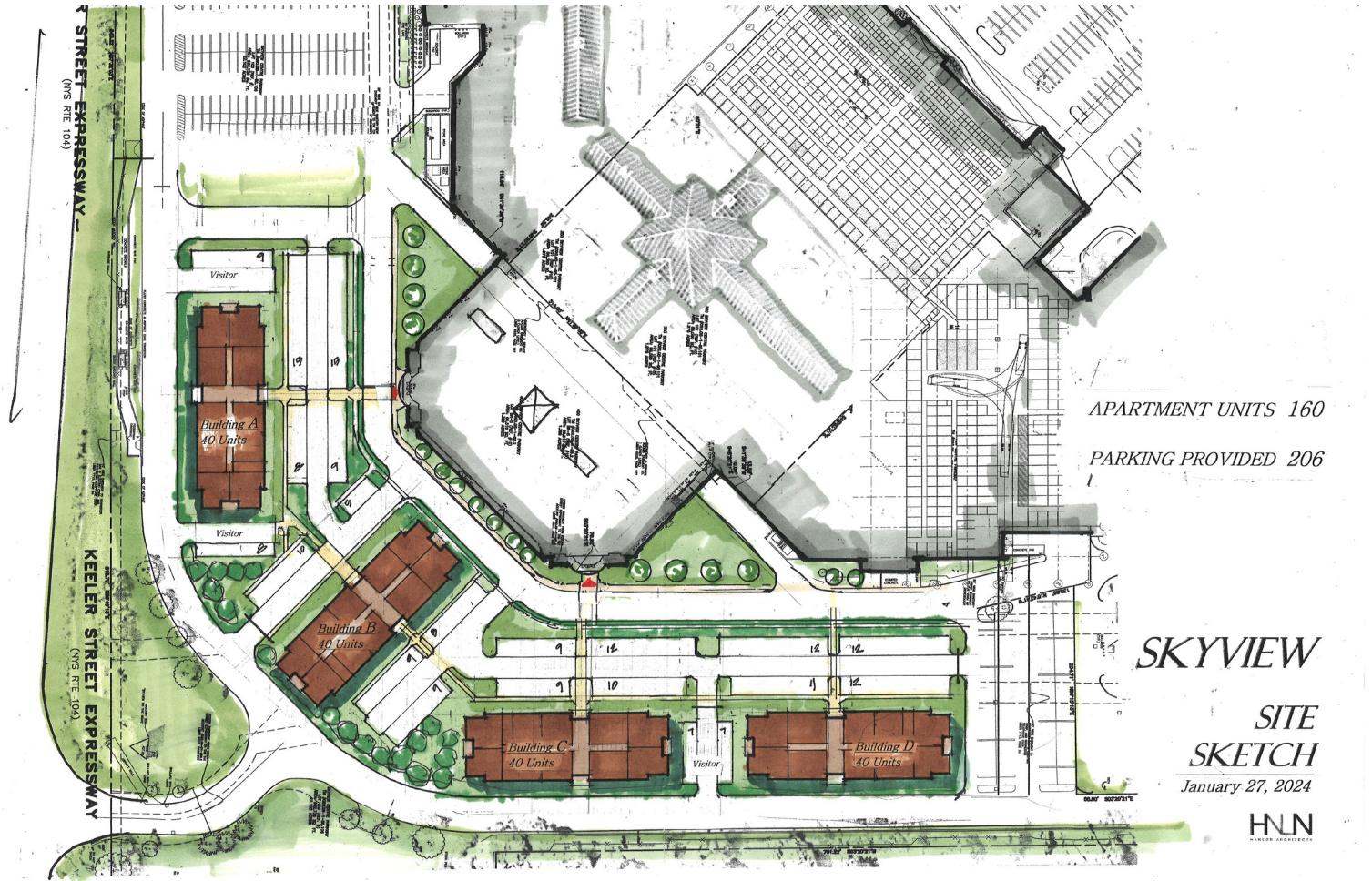
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Skyview Site Sketch

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