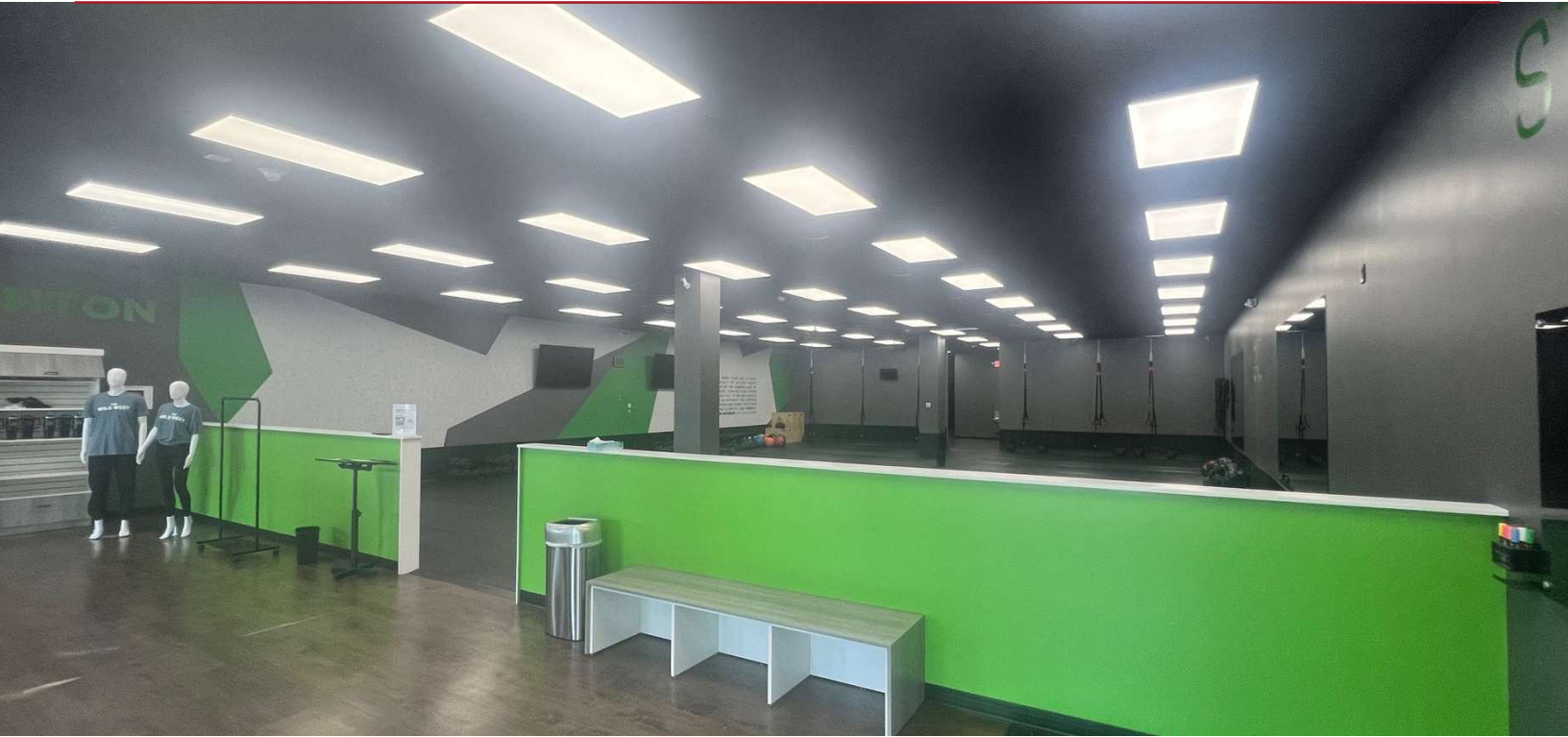


# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618



## PROPERTY DESCRIPTION

Sublease of inline gym/fitness space. The available space is 4,000 SF in size. Sublease expires 8/31/2033.

## LOCATION DESCRIPTION

Centrally located in the suburb of Brighton, the shopping center is easily accessible from local universities, medical centers and major residential areas. The renovated center features enhanced pedestrian elements that create connectivity throughout the plaza, a modernized façade and an expanded Tops Friendly Markets.

Shoppes at Lac De Ville enjoys a close proximity to many Rochester amenities including performance centers, sports arenas, parks and historic landmarks.

## PROPERTY HIGHLIGHTS

- Sublease - Expires 8/31/2033
- Inline space
- Grocery-anchored shopping center
- Signalized entrance

SPACES	LEASE RATE	SIZE (SF)
Sublease	Negotiable	4,000



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

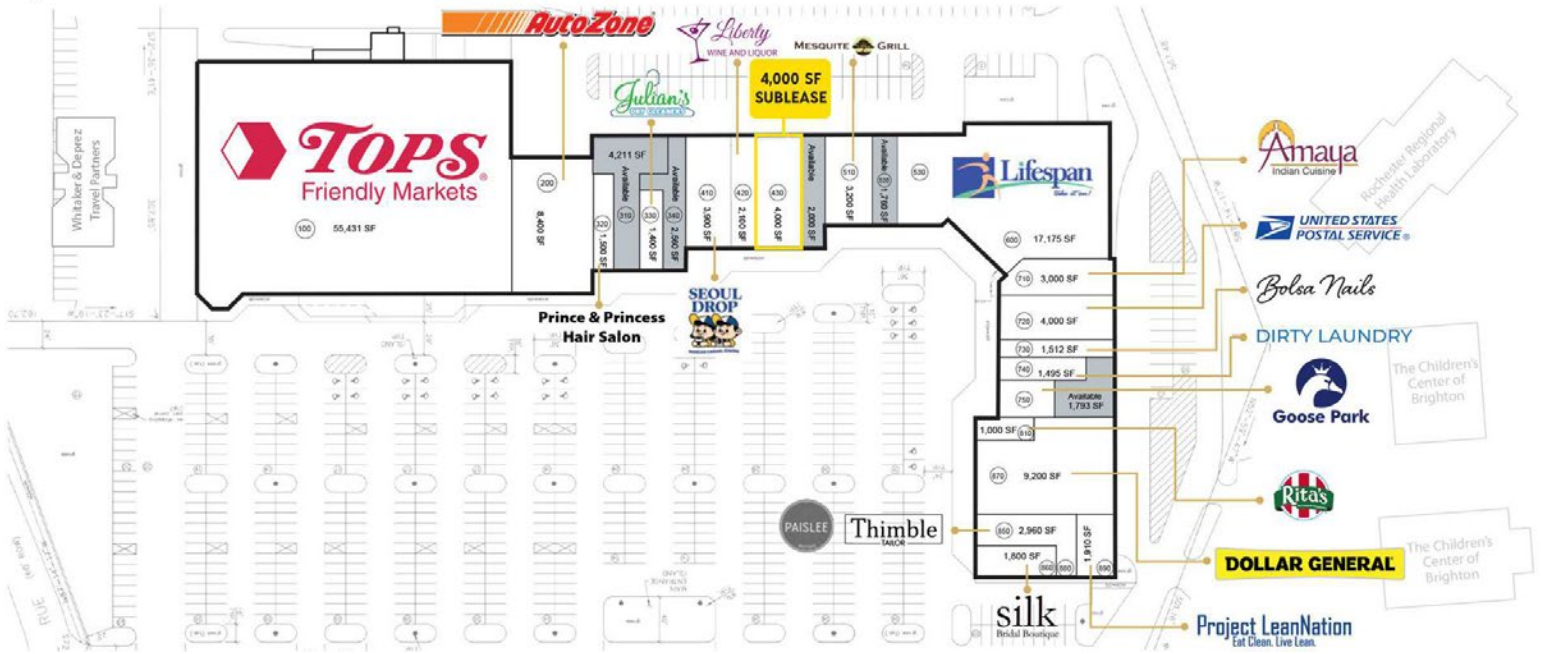


# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618

SHOPPES AT  
Lac De Ville

Shopping • Dining • Health & Beauty • Services



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Sublease	Available	4,000 SF	NNN	Negotiable	-



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com

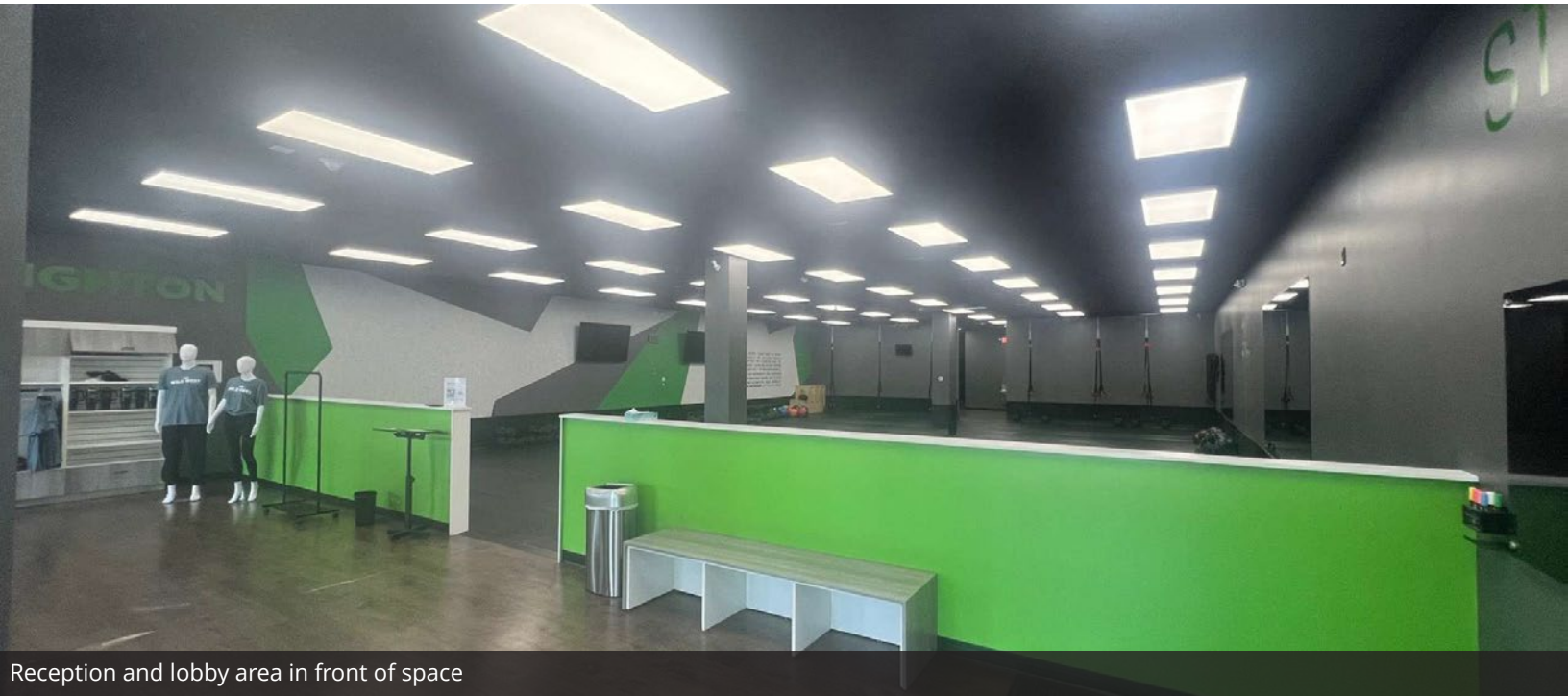


**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

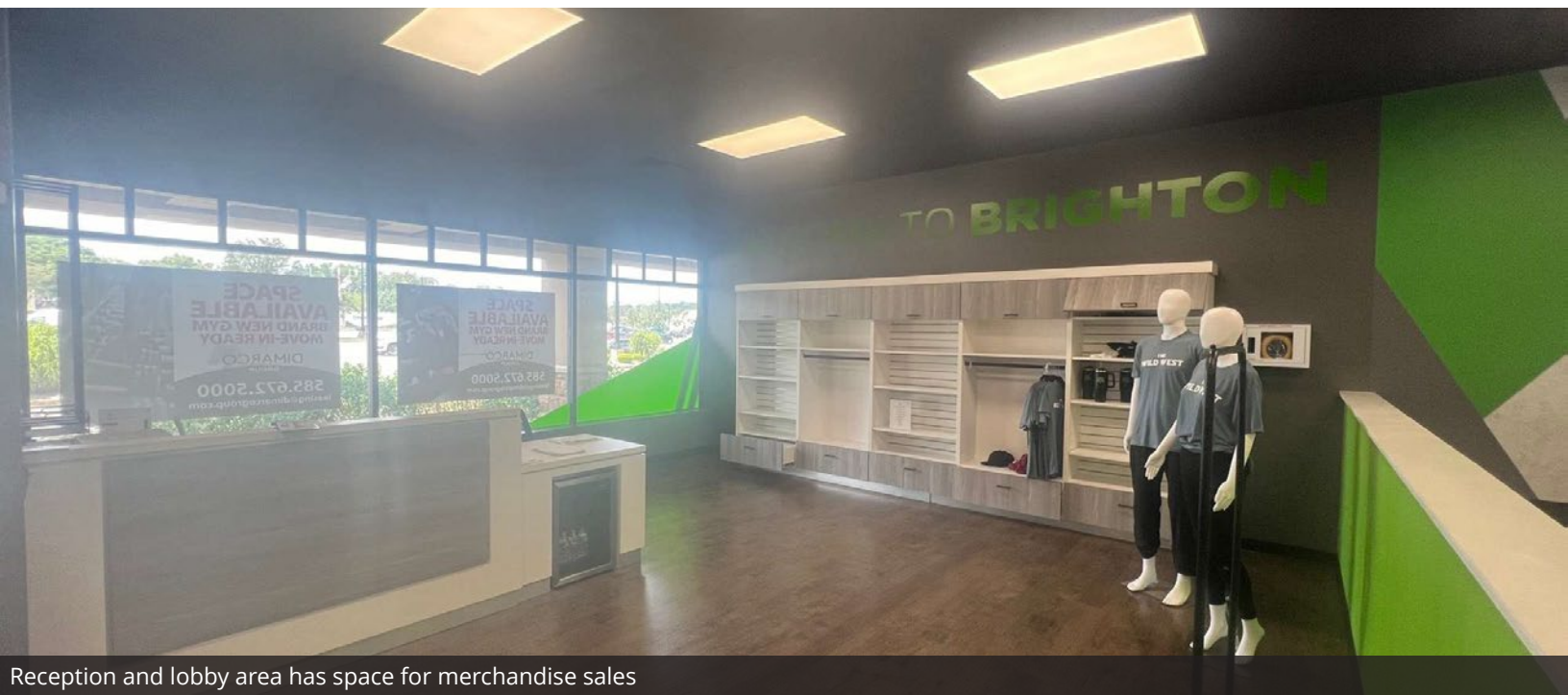


# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618



Reception and lobby area in front of space



Reception and lobby area has space for merchandise sales



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

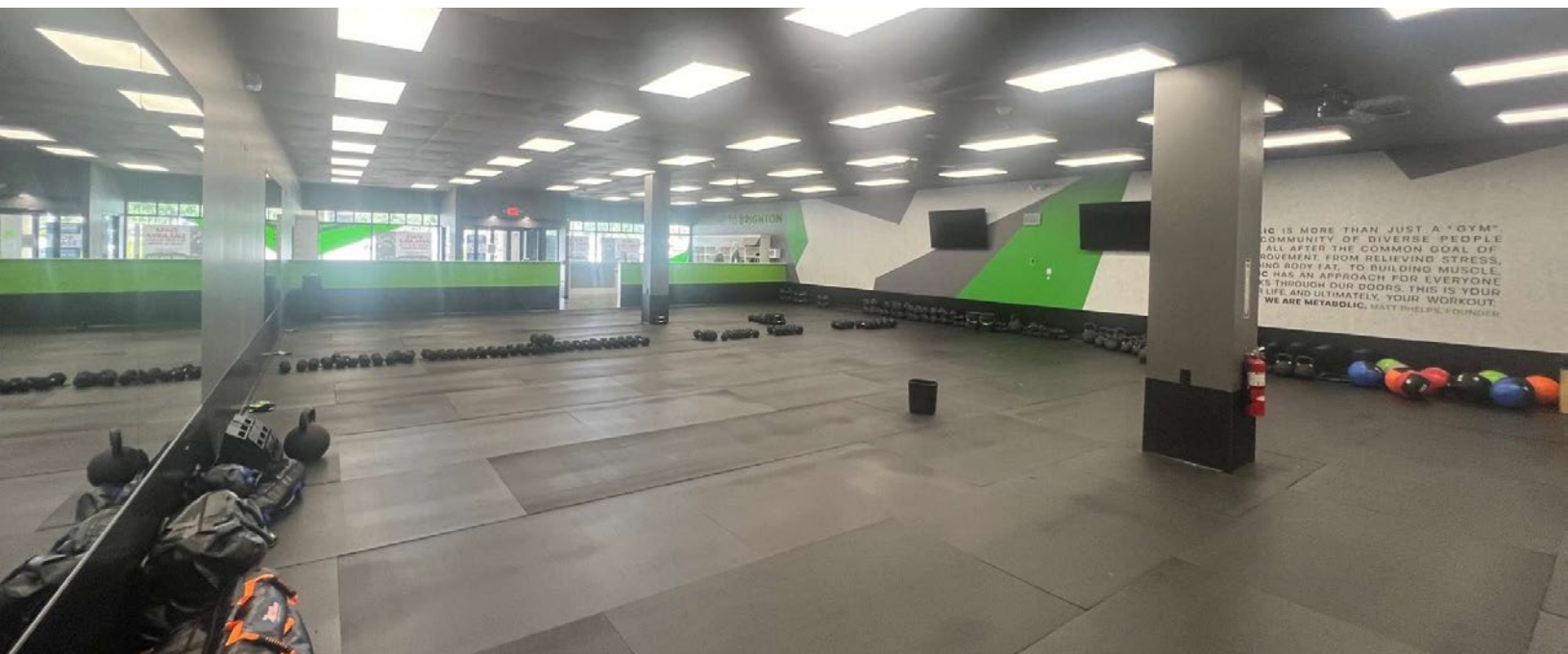


# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618



Open fitness area with rubber flooring, mirrors, and TVs



Open fitness area has lots of overhead lighting and space for clients



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com

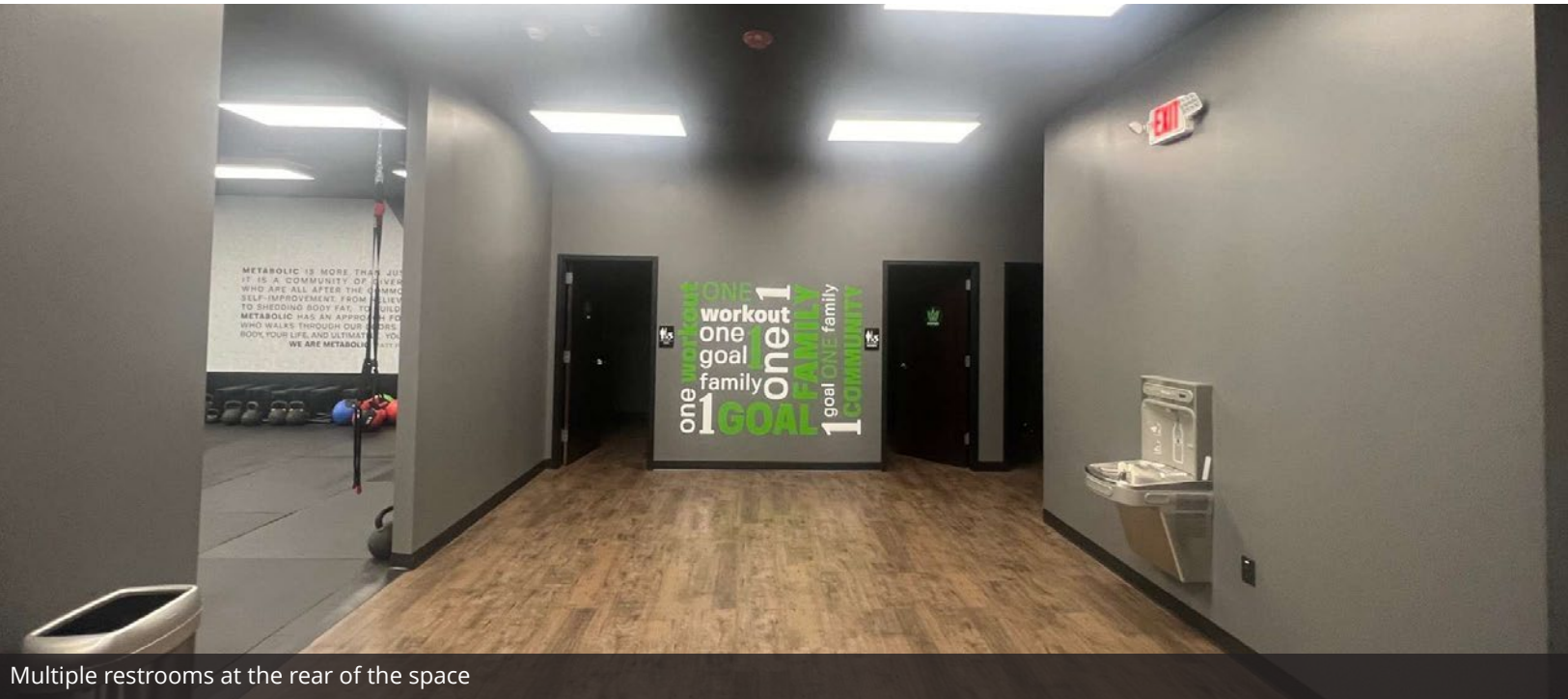


**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

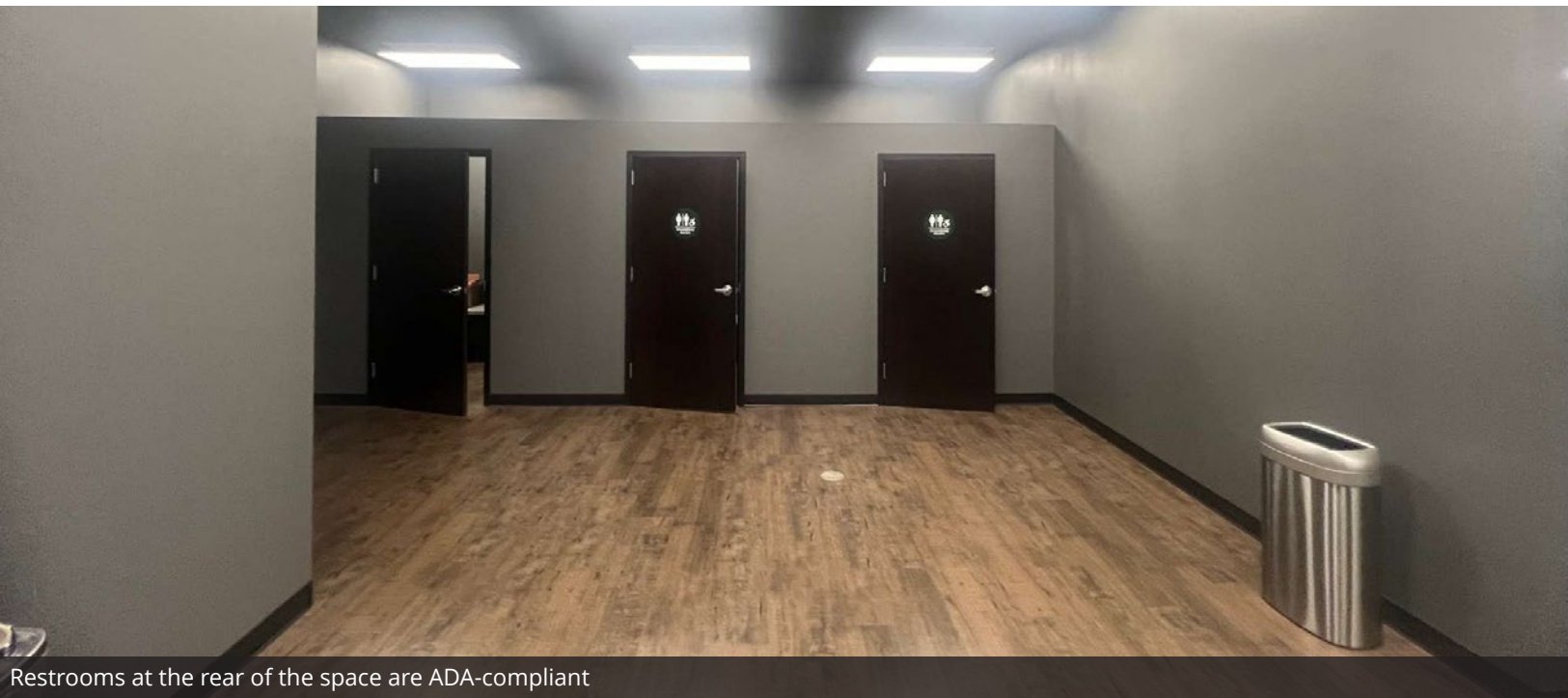


# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618



Multiple restrooms at the rear of the space



Restrooms at the rear of the space are ADA-compliant



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com



# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com



# GYM/FITNESS SUBLEASE

1900 S Clinton Ave  
Rochester, NY 14618



**Kenneth Brownell**  
518.862.0861 | kbrownell@vanguardfine.com  
1529 Western Ave, Albany, New York 12203  
www.vanguardfine.com



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

