



moore corporate real estate

## **ROCHESTER TECHNOLOGY PARK BUILDING 9**



### **OFFICE SPACE FOR LEASE**

- **Address:** **150-250 Wallace Way, Rochester, NY**
- **Location:** Located off Rte. 531, near I-490 and the airport
- **Town / County:** Town of Gates / County of Monroe
- **Building Size:** 895,638 square feet
- **Available Space:** 105,000 square feet – can be subdivided
- **Lease Rate:** **\$13.50 per square foot, NNN**
- **Operating Expenses:** Taxes: \$.34 per square foot  
Ins: \$.38 per square foot  
CAM: \$.94 per square foot
- **Parking:** 2,000 cars
- **Security:** On-site security, 24-7
- **Sprinklers:** Fully sprinklered for ordinary hazard
- **HVAC:** Combination of constant volume and variable air volume system (chilled water cooling/steam heat) and make-up air
- **Loading** Twelve, covered dock-high loading door
- **Telecom** Fiber available for voice and data by redundant providers
- **Area Amenities** Numerous restaurants, retail shops and the Westside YMCA are located adjacent to the site.

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