



## Flexible office space at accommodating lease rates

250 CrossKeys is a premier 41,500-square-foot office building featuring a sophisticated three-story brick design and abundant on-site parking in the affluent Rochester suburb of Fairport, NY. The property is engineered for maximum versatility, incorporating a raised loading dock to accommodate diverse logistical requirements. Tenants benefit from a high-value operational model, pairing low-cost municipal energy through Fairport Electric with the simplified budgeting of all-inclusive gross rates. All operations are backed by Uniland's 24/7 award-winning property management.

Prominently situated on Route 31 in Perinton's business district, 250 CrossKeys pairs an established corporate address with nearby Interstate 490 access. This well-connected site ensures effortless connectivity to Downtown Rochester and regional commercial centers while offering direct RTS bus service. The property integrates your team into the heart of the community, placing the dining and retail staples of Wegmans Plaza, Perinton Square, Eastview Mall, and Bushnell's Basin all within easy reach.

## Why 250 CrossKeys?

- **Operational Efficiency:** Benefit from low-cost Fairport Electric, a raised loading dock, gross rates, 24/7 property management, and ample parking
- **Premier Location:** Situated on Rt. 31 in Perinton's business district, just east of Interstate 490
- **Amenity Central:** Minutes from Bushnell's Basin, Eastview Mall, Perinton Square, and Wegmans Plaza
- **Established Corporate Presence:** Elevate your brand at an expertly maintained 41,500 SF building with a prominent three-story brick design



Scan or click for more details about this property!

