

CALKINS ROAD BUSINESS PARK 245 KENNETH DRIVE - HENRIETTA

END CAP UNIT



24,544 SF END CAP – AVAILABLE FOR SUBLEASE

- **Address:** 245 Kenneth Drive, Town Of Henrietta, New York
- **Location:** Located at the I-390/Lehigh Station Road Exit.
- **Town/County:** Town of Henrietta, Monroe County, New York
- **Space Size:** 24,544 Square Feet
- **Available:** Immediately
- **Base Rental Rate:** **\$12.75 PSF, Triple Net**
- **OPEX:** **\$2.98 PSF**
- **Space Breakdown:**

Private Offices:	10
Cubes:	116
Conference Rooms:	4
Training Room:	1
Lunchroom:	1
IT Room:	2
- **Floorplan:** Available upon request
- **Furniture:** Existing furniture is negotiable
- **Parking:** Common parking
- **Docks:** 1 – Used for office supply delivery and storage
- **Telecom Provider:** Spectrum
- **Sublease Termination:** March 31st, 2026
- **Property Description:** Modern single story office suite with floor to ceiling windows. Located immediately off Lehigh Station Road and I-390 in the Calkins Road Business Park. Prominent building identification and signage available.

