

FOR LEASE Linden Oaks Office Park Pittsford, NY

### **Property Highlights**

- Class A business environment located in a spectacular wooded setting
- Close proximity to I-490
- On-site health facility, deli/restaurant & property management
- Full turnkey build-out available
- Newly renovated common areas
- Underground parking

BUILDING	AVAILABILITY
70 – 3 <sup>RD</sup> FLOOR	2,188 ± SF
80 – LOWER LEVEL	8,025 ± SF
• 80 – 2 <sup>ND</sup> FLOOR	20,000 ± SF
90 – 1 <sup>ST</sup> FLOOR (SPA	<b>CE A)</b> 2,297 ± SF
• 90 – (SPACE B)	5,665 ± SF
• 90 – (SPACE C)	3,110 ± SF
• 90 – FULLY CONTI	<b>GUOUS</b> 12,386 ± SF
90 – 2 <sup>ND</sup> FLOOR	3,330 ± SF
350 – 1 <sup>ST</sup> FLOOR	5,608 ± SF
500 – 2 <sup>ND</sup> FLOOR	3,175 ± SF
500 – 3 <sup>RD</sup> FLOOR	20,000 ± SF
Property Features	
Available SF	2,188-22,000 ± SF
Lease Price	\$18.50-\$19.50/SF, modified gross

For more information, please contact:

John A. Rogers, SIOR Real Estate Salesperson (O) 585 248 9426 (C) 585 489 8115

jrogers@pyramidbrokerage.com

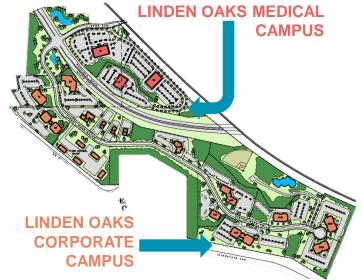
370 Woodcliff Drive Fairport, New York 14450 phone: +1 585 248 9426

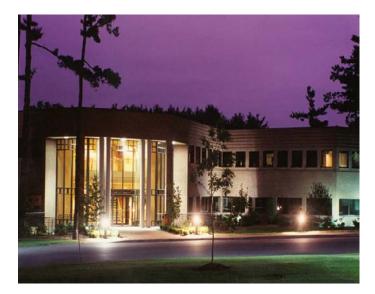
#### pyramidbrokerage.com

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### LOCATION DETAILS

Situated off Route 441, Linden Oaks Office Park is a unique crossroads between Pittsford, Penfield, Brighton & Rochester. This special location - at the 490/441 interchange is easily accessible for travelers from all directions. Rochester WEBSTER IRONDEO ROCHESTER PENFIELD Per field BRIGHTC Brighton HENRIETT/ PITTSFO Fairport N Pittsford 3 mil NYS THRUWAY This setting is now home to several National and International corporate and regional headquarters including publicly traded companies such as: NY Henrietta Morgan Stanley 6 UBS 😂 Mutual of America Financial Group Gennie D Unden Ave Unden Ave 300 290 400

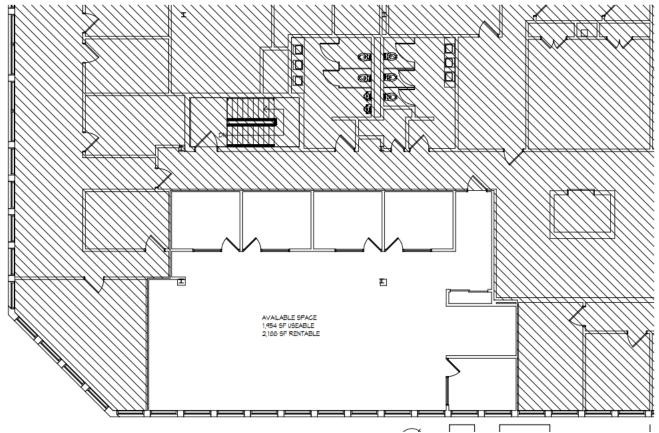
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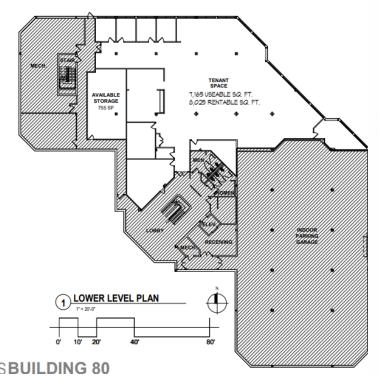






**BLDG 80 – LOWER LEVEL** 

# **BLDG 80 – SECOND FLOOR PLAN**

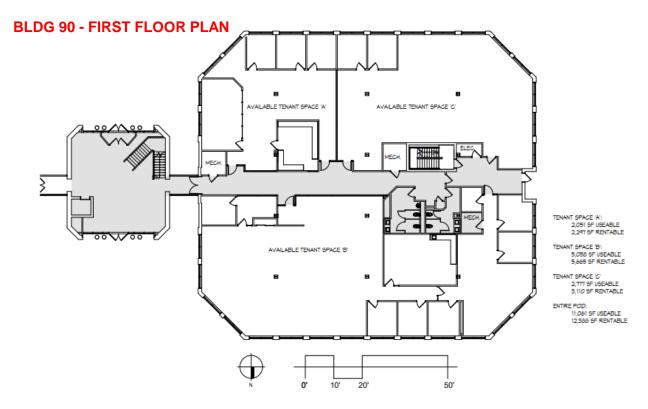


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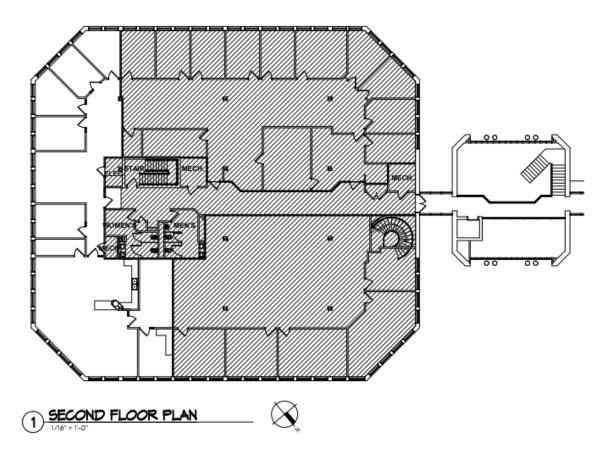
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## **BLDG 90 – SECOND FLOOR PLAN**



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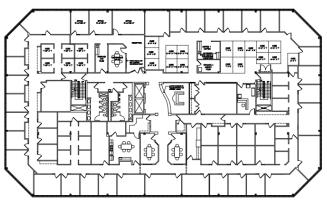
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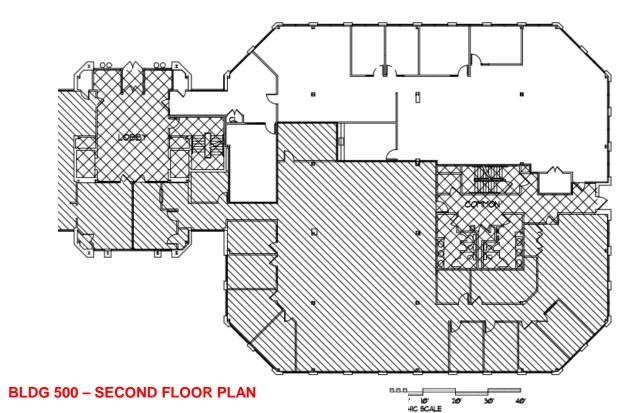
SPACE AVAILABLE 2,035 SF USEABLE 3,115 SF RENTABLE

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# **BLDG 500 – THIRD FLOOR PLAN**



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#### **BLDG 350 - FIRST FLOOR PLAN**