



Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



Offering Summary

Lease Rate:	\$18.00 SF/yr (MG; Gross)
Building Size:	42,890 SF
Available SF:	500 - 3,350 SF
Lot Size:	0.6 Acres
Year Built:	1982
Zoning:	L-D Landing Development District
Market:	Rochester
Submarket:	Fairport

Property Overview

Introducing Packett's Landing! This incredible property is located at 100-500 Packett's Lndg, Fairport, NY 14450, along the historic Erie Canal in the picturesque Village of Fairport. Offering Class A Office/Retail suites, this property is perfect for your business needs. Elevators provide easy access to upper-level suites, some of which offer stunning canal views. Custom buildouts are available upon request to cater to the unique requirements of your business. Situated in the heart of the Village of Fairport, you'll have access to a vibrant culture with a plethora of shopping and dining options within walking distance. Canal Path is just steps away from the buildings, allowing you to enjoy the scenic beauty of the waterway. Other attractive features include Fairport Electric, free on-site parking, and seasonal boat docking nearby. Packett's Landing is the ideal location to start or relocate your business. Take advantage of this opportunity to enjoy all the amenities and benefits this property has to offer. Your business deserves the best, and Packett's Landing delivers on every level.

Property Highlights

- Located in the Village of Fairport
- Shopping & dining within walking distance
- Canal Park directly adjacent to buildings
- Fairport Electric (municipal power)

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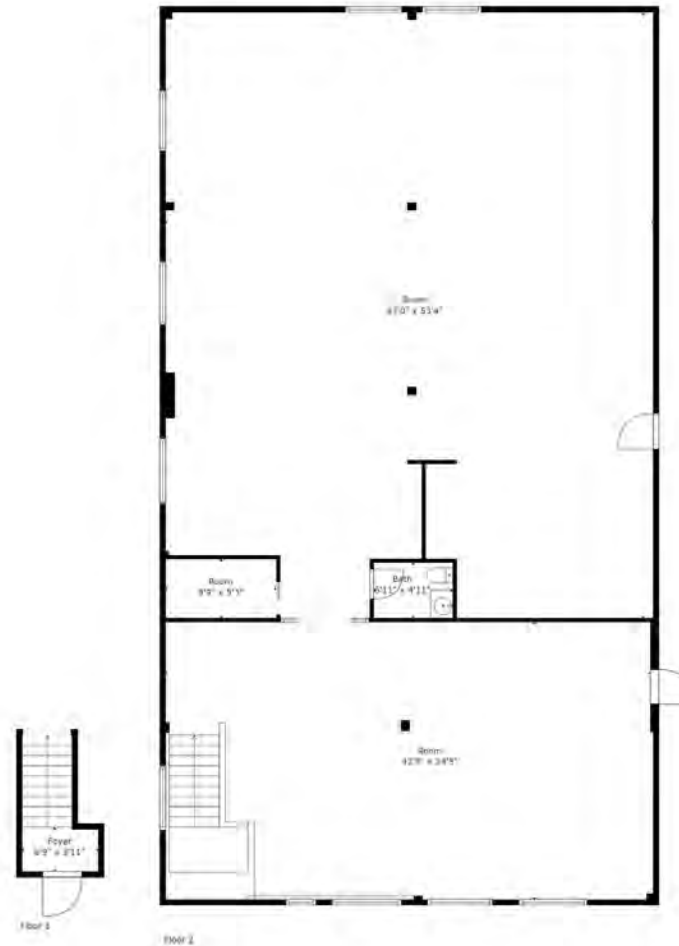
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FOR LEASE | Packett's Landing Suite 280

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Estimated areas

GLA Below Ground: 0 sq. ft, excluded 81 sq. ft
GLA FLOOR 2: 3481 sq. ft, excluded 0 sq. ft
Total GLA 3481 sq. ft, total scanned area 3562 sq. ft

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.



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FOR LEASE | Packett's Landing Suite 335 & 360

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Total scanned area: 483 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Suite 360

Total scanned area: 474 sq. ft.

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FOR LEASE | Packett's Landing Suite 355

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Estimated areas

GLA FLOOR 1: 1666 sq. ft, excluded 45 sq. ft
Total GLA 1666 sq. ft, total scanned area 1711 sq. ft

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Lease Information

Lease Type:	MG; Gross	Lease Term:	Negotiable
Total Space:	500 - 3,350 SF	Lease Rate:	\$18.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 280	3,350 SF	Modified Gross	\$18.00 SF/yr	This suite offers a spectacular canal view with multiple entry points and signage facing Main Street. Custom buildouts are available to suit your business needs. Enjoy the affordable Fairport electric and close proximity to the canal trail, shopping, restaurants, and bars.	View Here
Suite 335	500 SF	Gross	\$18.00 SF/yr	One office suite with additional workspace is located on the third floor with elevator access. We will deliver with new carpet and fresh paint; buildouts are available upon request.	View Here
Suite 360	500 SF	Gross	\$18.00 SF/yr	Two office suite located on the third floor with elevator access. We will deliver with new carpet and fresh paint; buildouts are available upon request.	View Here

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Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 355	1,711 - 2,155 SF	Gross	\$18.00 SF/yr	Located in the heart of Fairport, New York, at Packett's Landing, this third-floor office suite offers stunning views of the Erie Canal and main street. It features seven offices (two suitable as conference rooms), a server room, private bathroom, reception area, and storage, all accessible via elevator. Surrounded by shops, restaurants, and coffee houses, and with convenient parking, it's an ideal spot for businesses seeking a blend of functionality and vibrant surroundings.	-

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