

Now Leasing // 75 North Main Street, Fairport, NY 14450

# The Cannery

Mixed-Use Project With Class-A Office Space

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75 North Main Street

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PROJECT NAME

**The Cannery**



LOCATION

**75 N. Main Street  
Fairport, NY 14450**



PROPERTY TYPE

**Class A Office\***



ANNUAL RENT / SF\*

**\$18.00, NNN (size dependent)**



OFFICE SIZE

**Customizable floor plans: Suite(s)  
from 2,500 – 40,000 RSF**



PARKING

**355 spaces: 235 shared onsite +  
120 public spaces in adjacent lot**



AVAILABILITY

**90 Days**



AMENITIES

**Mixed-use + Location = High Walk Score**



**\*Zoned M-1**





75 N. Main St

# Project Highlights

1

## Shell Condition

Offices are in shell condition waiting for its new tenant to work with the Landlord (or its own architect) to customize the space in order to support the business's unique culture. Make this the office you always imagined working at

2

## Low Nets; Low-Cost Electric

Below average Nets for the trade area are already in place to help keep tenant costs low. Additionally, tenants will enjoy the cost benefits of being on Fairport Electric making this location perfect for high energy users

3

## Location Location Location

Enjoy being centrally located in the Village of Fairport, with easy access to Perinton, Pittsford, Penfield, less than 5 miles to I-490 and 7 miles to the NYS Thruway. And, get to downtown's CBD in less than 20 minutes

4

## Work / Life Balance

When we say walkable amenities, we mean it. The Cannery includes a coffee shop, brewery, two restaurants, and fitness studios making this little ecosystem one of the premier mixed-use developments in Rochester. Additionally, we're a short walk to many long-standing Village eateries

5

## Area Under Redevelopment

Office tenants and their employees will enjoy the significant redevelopments happening throughout the Village of Fairport, much of it walkable from The Cannery

6

## Large Talent Pool

The Village of Fairport and its surrounding communities offer a highly educated – potential – workforce. In fact, within a 15-minute commute, there are approximately 59,000 people with a bachelor's degree or higher

7

## Ample Parking

The property has easy access to over 350 parking spots to allow for multiple retail and office tenants, and their guests

8

## Zoning

This property is zoned M1 Industrial which allows for a wide variety of uses including retail, office, light manufacturing and more





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# Redevelopment Overview

Once a warehouse, 75 North Main Street is being transformed into 40,000 square feet of Class A office space. With high ceilings, a historic adaptive reuse concept, and Class A finishes, this project is different from any new office space opportunity you'll find in Rochester.

Combined with its sister property, 25 Parce Avenue, a retail hub catering to popular local restaurants and fitness studios, the redevelopment of The Cannery has positioned it as the premier destination within the Village of Fairport and the town of Perinton. Separated by only a parking lot, this project is a walkable ecosystem, making it one of the rare pure mixed-use opportunities in Rochester, an attractive distinction for today's workforce.

Highlighted by restaurants, a brewery, and fitness studios, The Cannery will draw customers from surrounding areas like Pittsford, Penfield, and Victor as well as provide a "work-play" benefit to the office users across the parking lot at 75 N. Main Street.

This redevelopment is one of many that are currently going on within the Village of Fairport. Long known as the "Crown Jewel of the Erie Canal," Fairport has undergone a revitalization over the past decade which has seen many businesses and retailers successfully relocate to the Village to join the likes of Li Destri, Iron Smoke and other thriving newcomers.

The property also offers easy access to Penfield, Pittsford, is less than 10 minutes to I-490 and the NYS Thruway, and less than 20 minutes to downtown's Central Business District.





# The Cannery

Just a short walk across the parking lot from 75 North Main Street is its sister property, 25 Parce Avenue – the retail component of “The Cannery.” Built over a century ago in the former American Canning Company factory warehouse, The Cannery is a historic industrial building restored, repurposed, and reimagined to the mixed-use development you see today.

Whether it’s an early morning workout, coffee, a lunch meeting, a happy hour beer, or a work dinner, The Cannery has you and your employees covered. The Cannery’s blend of tenants compliments the needs of the modern office worker providing access and convenience, without ever having to get in your car.



The Cannery’s collection of mixed-use tenants aim to open shop in the summer of 2020 (depending on COVID and government restrictions). Current tenants include:

## Food & Beverages

- Compagne Brick Oven Bistro
- Faircraft Brauhaus
- Smokin’ Hot Chicks BBQ

## Fitness

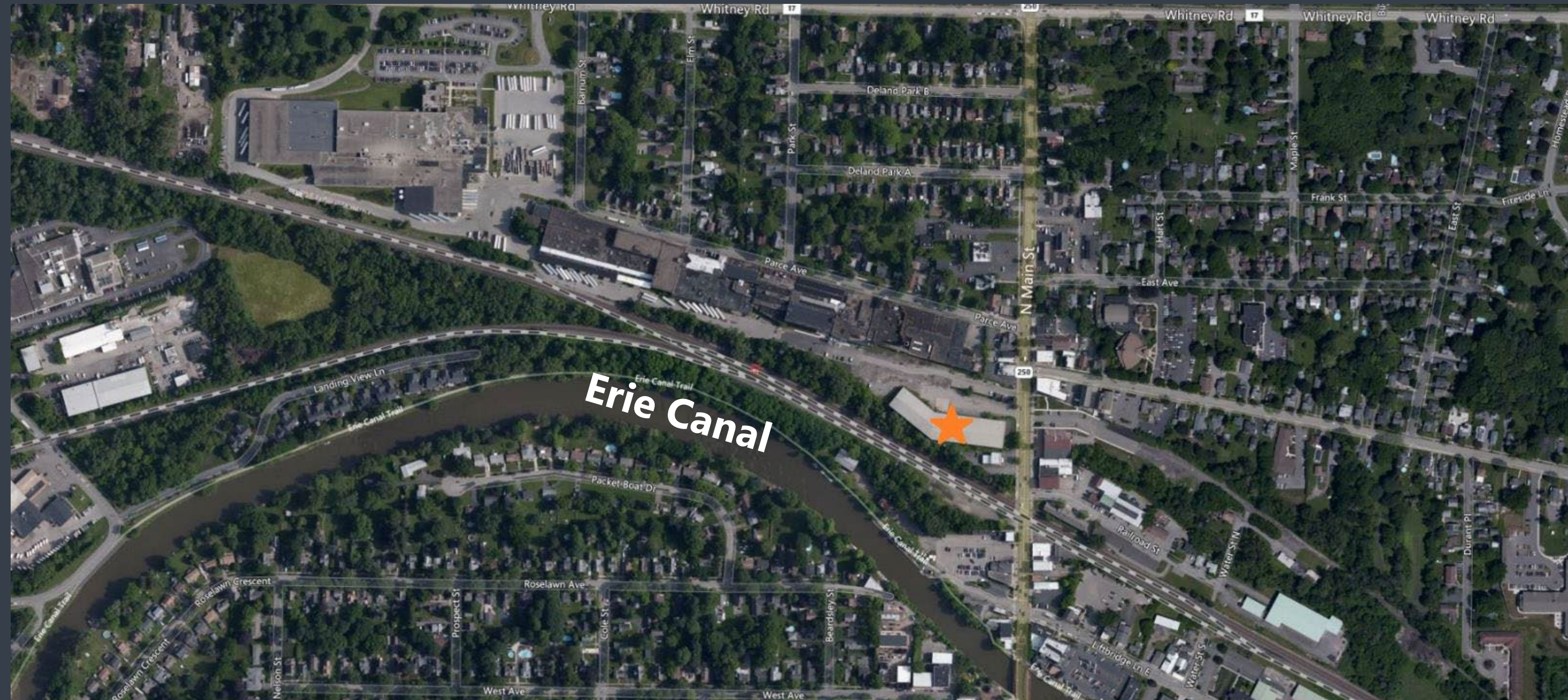
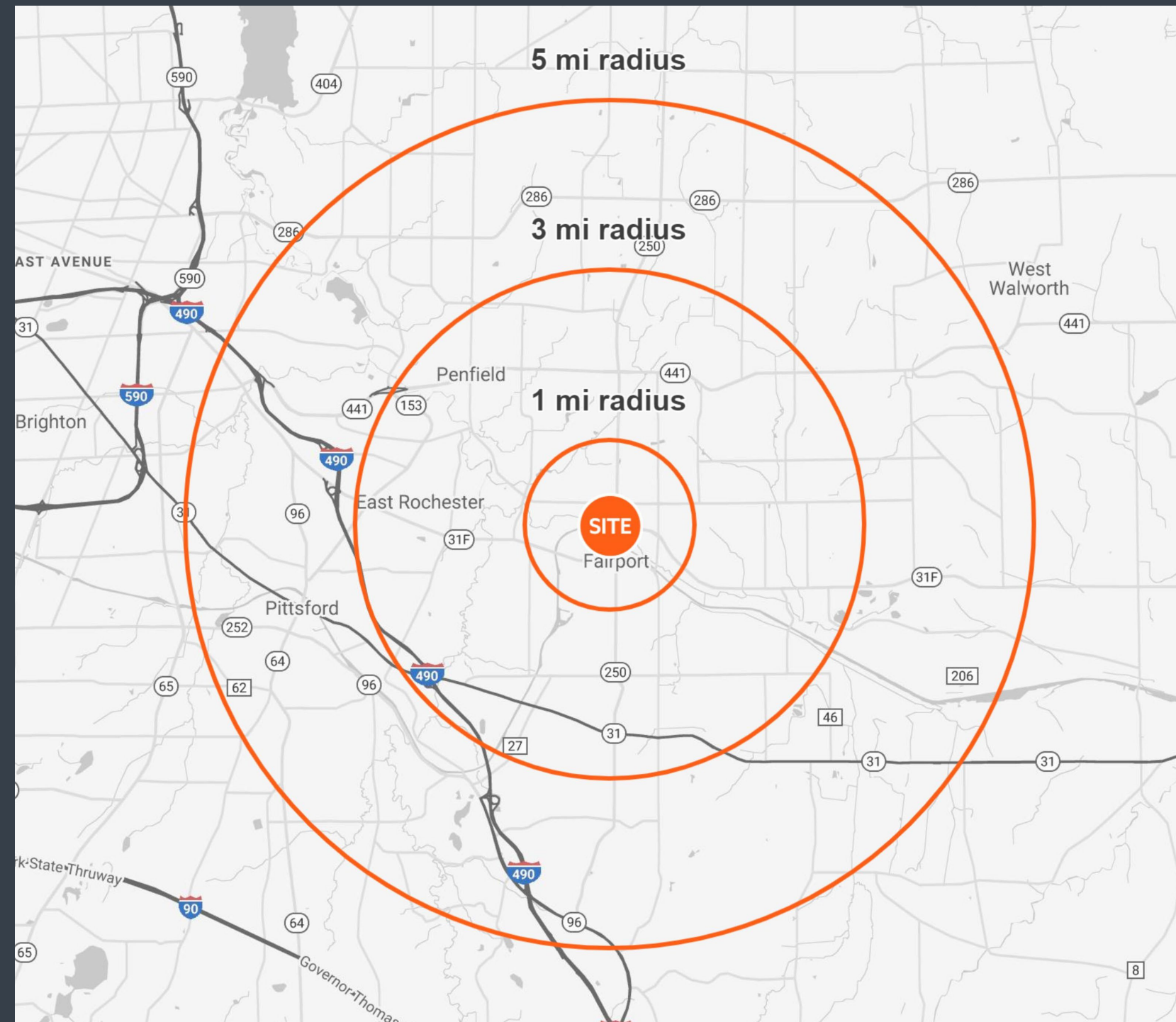
- Challenge Athletics
- D1 Training





75 N. Main St

# Location Details



Radius

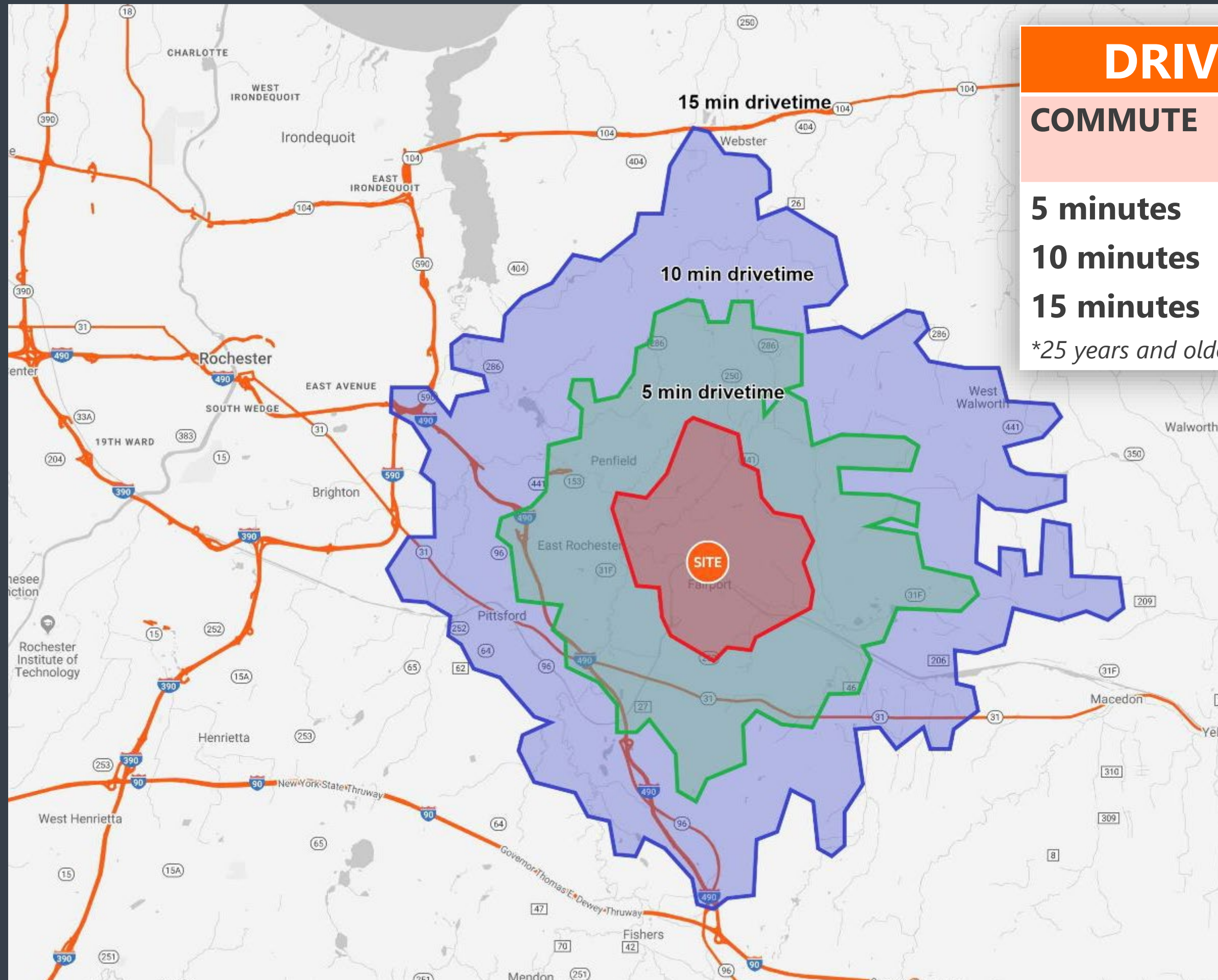
Aerial





75 N. Main St

# Location Details



## DRIVE TIME TALENT POOL

COMMUTE	BACHELOR'S DEGREE OR HIGHER	%*
5 minutes	8,280	53%
10 minutes	27,917	54%
15 minutes	58,890	56%

\*25 years and older as a percent of the population

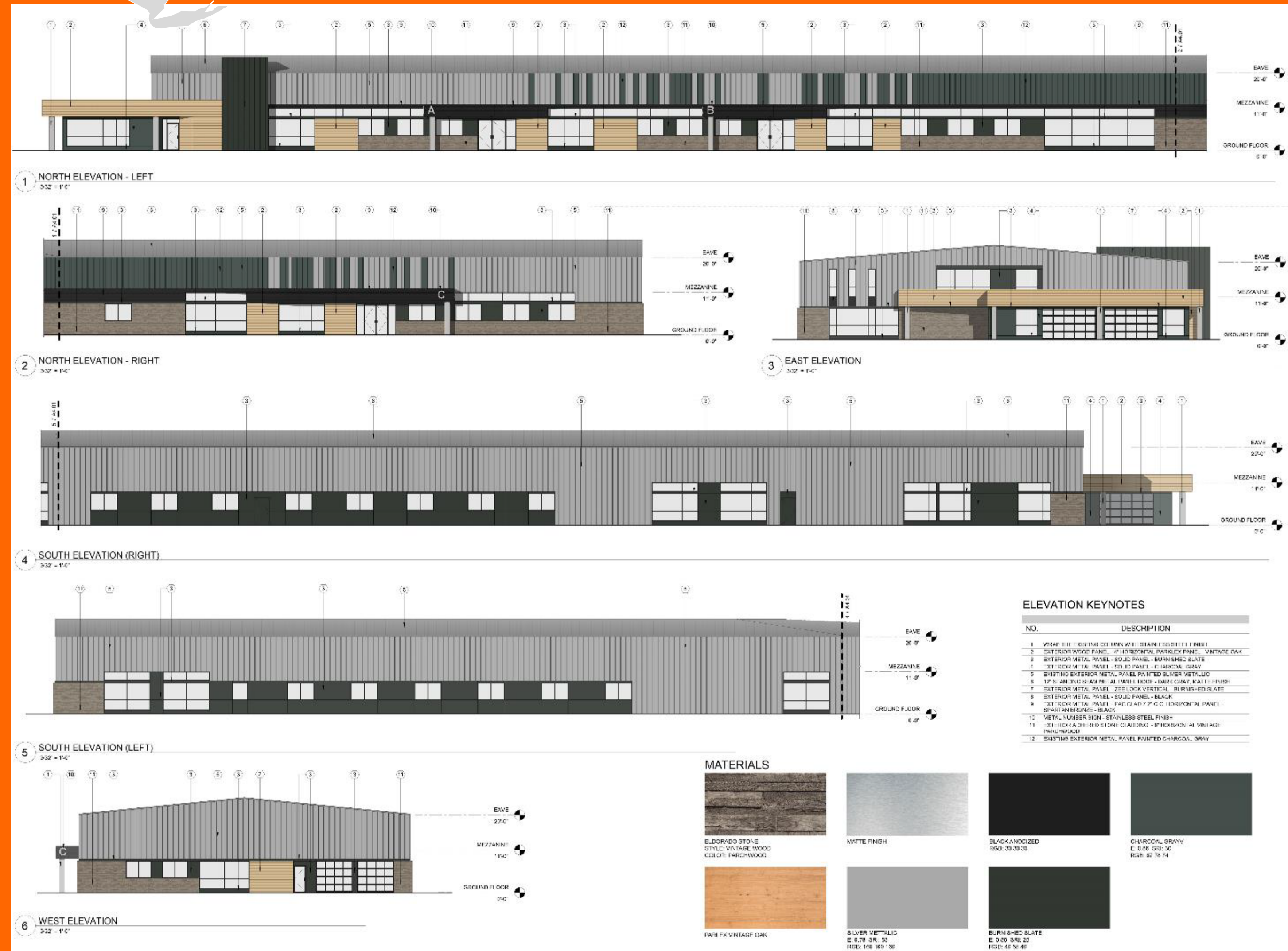
Located less than 10 minutes from I-490 and the NYS Thruway, 75 N. Main Street is surrounded by a highly educated workforce. Drawing from areas like Pittsford, Penfield, Victor, and Perinton, approximately 59,000 people within a 15-minute drive time commute (or less) have earned a bachelor's degree or higher.

◀ Drive Time



**75 N. Main St**

# Location Details



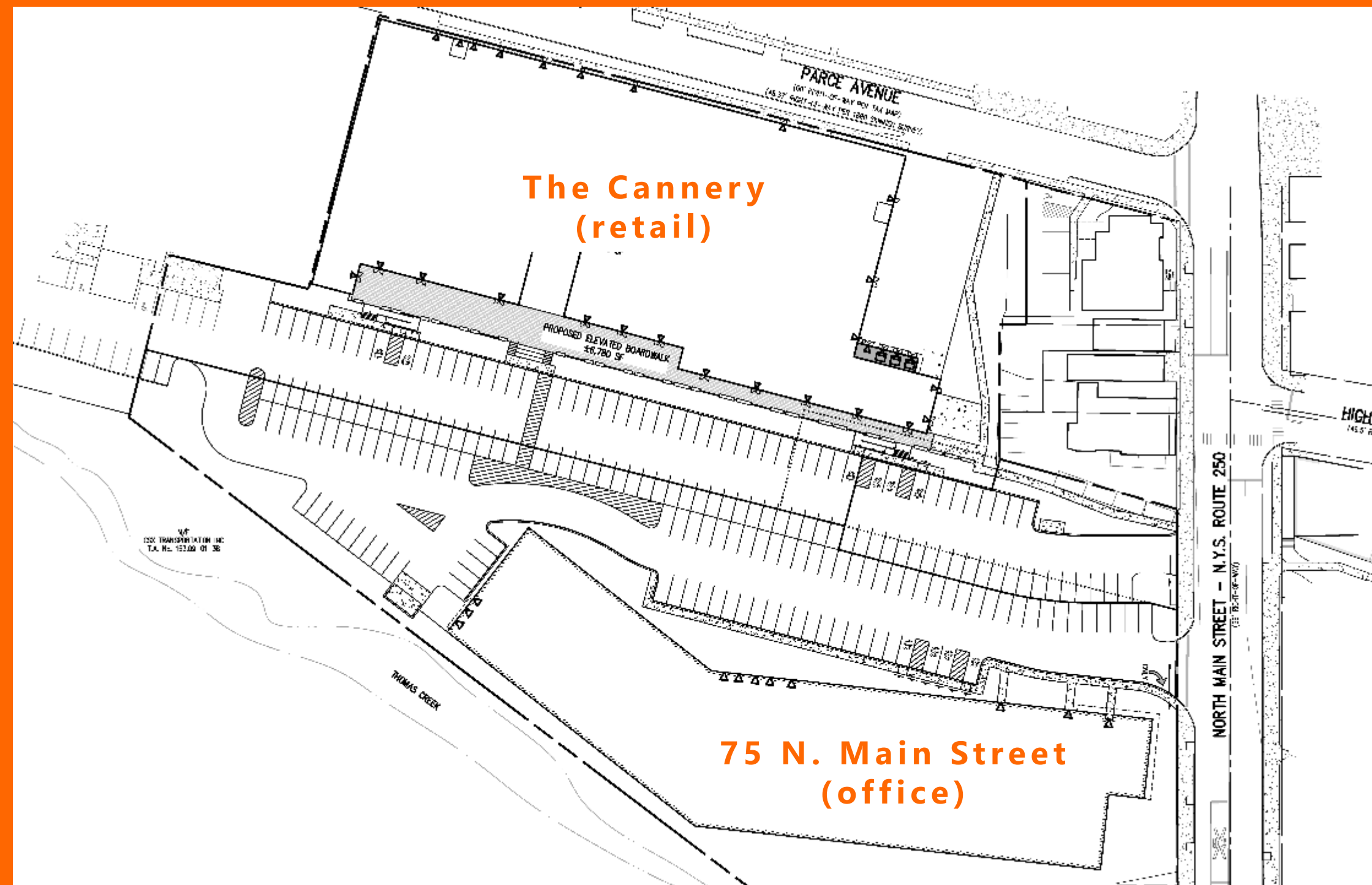
## Elevations





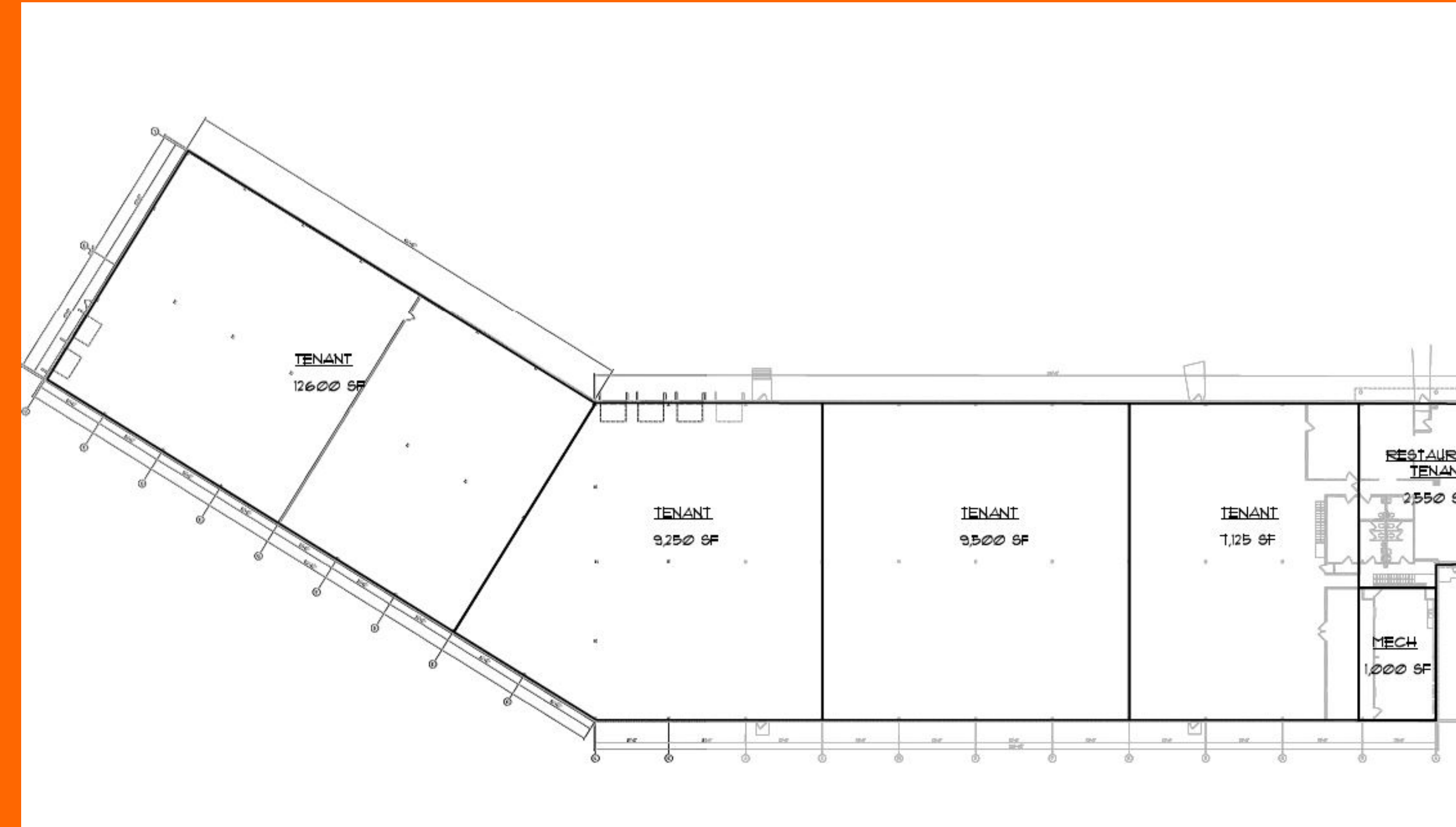
75 N. Main St

# Location Details



Site Plan

\*TAX MAP AVAILABLE UPON REQUEST



Proposed Floor Plan

\*\*DEMISABLE TO 2,500 RSF



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THANK YOU!

# Get in Touch With Us

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