AVAILABLE FOR LEASE

957 Panorama Trail South
at Panorama Landing
8,815 sq. ft. Available
Office Space

LOCATION

Panorama Landing is conveniently located south of Route 441 on Panorama Trail in the Town of Pittsford, New York.

SITE DESCRIPTION:

- Quiet setting off Panorama Trail
- Parking for 110 vehicles
- 2.87 acre site

BUILDING DESCRIPTION:

- Single story, masonry and steel frame construction with decorative block, stone, plaster and glass facade
- 6" reinforced concrete floors
- Insulated rubber membrane roofing system
- 120/208 volt, 3-phase electric service
- Dedicated gas and electrical service for each tenant space
- Tinted insulated windows with thermally broken frames

INTERIOR FEATURES:

- Direct access entrance
- Gas fired rooftop HVAC system
- 9'10" high acoustical, revealed edge, 2' x 2' ceilings
- LED lighting
- Dedicated restrooms
- Access to outdoor patio area
- Solid core oak doors with steel sidelight frames
- Solid wood window sills
- Nylon carpet tile with carpet base or 1/8" luxury vinyl tile floor finished with rubber base with ceramic tile in rest room areas
- ADA accessible

LEASE TERMS

Office Space:	$15.00 per sq. ft., triple net
Real Estate Taxes:	$2.70 per sq. ft.
Common Area Charges:	$1.94 per sq. ft.

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:
Evan Gallina
585-654-6650
evan@gallinadev.com