

# AVAILABLE FOR LEASE

**961 Panorama Trail South  
at Panorama Landing**  
*8,580 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 up to 116 vehicles
- 3.37 acre site

## BUILDING DESCRIPTION:

- Single story, masonry and steel frame construction with decorative block, stone, plaster and glass facade
- 6" reinforced concrete floors
- Insulated 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:

- Ceramic foyer common entrance
- Gas fired rooftop HVAC system, with programmable thermostats, with zones from 1,200 - 2,000 SF
- 9'10" high acoustical, revealed edge, 2' x 2' ceilings
- LED lighting
- Dedicated rest rooms
- 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" vinyl tile floor finished with rubber base with ceramic tile in rest room areas
- ADA accessible
- Tenant improvement work letter with a value of \$50/sq. ft.

## LEASE TERMS

Office Space:	\$16.00 per sq. ft., triple net
Real Estate Taxes (with COMIDA):	\$0.90 per sq. ft.
	\$2.00 per sq. ft. NYS 485B
Common Area Charges:	\$1.15 per sq. ft.

**- WILL RENOVATE TO SUIT -**

**Gallina** DEVELOPMENT  
CORPORATION

[www.gallinadev.com](http://www.gallinadev.com)

## **FOR MORE INFO PLEASE CONTACT:**

Kurt Sertl  
585-654-6650  
[kurt@gallinadev.com](mailto:kurt@gallinadev.com)