

# AVAILABLE FOR LEASE

## 3495 Winton Place - Building E

*Winton Place Business Centre  
3495 Winton Place - Building E  
Rochester, NY 14623  
Office • Medical Office  
350 - 2,285 SF Spaces Available*



### LOCATION

Located off Winton Road South, at the intersection of Brighton-Henrietta Townline Road, just 1 mile south of the I-590/Winton Road interchange. Site is 4 miles east of the Greater Rochester International Airport and 4 miles south of the City of Rochester CBD.

### SITE DESCRIPTION

- A 5 building Flex park, totaling 142,500 SF, constructed in 1971/1976 and fully renovated in and out in 1995/1996.

### BUILDING DESCRIPTION

- Buildings feature brick and or plaster facades, with ample direct access parking, private entrances and pond side sitting area.
- Warehouse areas offer 14 ft to 18 ft overhead clearance with grade level access

### AVAILABLE SPACES

- Suite 2 offers 2,250 SF of available office space.
- Suite 100 offers 2,285 SF of available office / medical office space. Space is \$14.00 SF/Yr gross for office and is available now.
- Suite 220 offers 735 SF of available office space. Space is available now.
- Suite 245 offers 825 SF of available office space. Space is \$14.00 SF/Yr gross for office and is available now.
- Suite 265 offers 2,074 SF of available office space. Space is \$13.00 SF/Yr gross for office and is available now.
- Suite 275 offers 1,474 SF of available office space. Space is available now.
- Suite 285 offers 1,880 SF of available office space. Space is available now.
- Suite 290 offers 350 SF of available office space. Space is \$14.00 SF/Yr gross for office and is available now.

### EXPENSES

- Real Estate Taxes: \$1.12 SF/Yr
- Common Area Charges: \$0.60 SF/Yr

**Gallina** DEVELOPMENT  
CORPORATION

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### FOR MORE INFO PLEASE CONTACT

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- WILL RENOVATE TO SUIT -