

# AVAILABLE FOR LEASE

## 957 Panorama Trail South

*Panorama Landing*

*957 Panorama Trail S.*

*Rochester, NY 14625*

*Office • Medical Office*

*3,000 - 13,765 SF Spaces Available*



### LOCATION

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

### SITE DESCRIPTION

- 2.87 acre site with parking for 110 vehicles
- Quiet setting off Panorama Trail
- Suburban office park
- Safe

### 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
- 208 volt, 3-phase electrical service
- Dedicated gas and electrical service for each tenant space
- Tinted insulated windows with thermally broken frames
- Direct access with minimal common areas

### AVAILABLE SPACES

- 3,000 - 13,765 SF of available office / medical office space. Space has 9 ft 10 in ceilings. Space is \$15.00 SF/Yr triple net for office and is available now.

### EXPENSES

- Office: \$15.00 SF/Yr
- Real Estate Taxes (with COMIDA): \$0.90 SF/Yr
- Real Estate Taxes (NYS 485B): \$2.00 SF/Yr
- Common Area Charges: \$1.15 SF/Yr

**- WILL RENOVATE TO SUIT -**

**Gallina DEVELOPMENT  
CORPORATION**

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

**FOR MORE INFO PLEASE CONTACT**

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