

AVAILABLE FOR LEASE

1882 S. Winton Rd.

Cambridge Place

1882 South Winton Rd.

Rochester, NY 14618

Office • Medical Office

1,478 - 6,177 SF Spaces Available



LOCATION

Conveniently located at the northeast corner of the intersection of South Winton Road and Interstate 590, with immediate access to Route 590, in the Town of Brighton, New York.

SITE DESCRIPTION

- Safe, quiet suburban office park off Winton Rd. with beautiful views of Allens Creek and exposure on I-590
- 5.26 acre site with parking for 138 vehicles
- Stoplight controlled access to South Winton Rd.

BUILDING DESCRIPTION

- Single story, masonry and steel frame construction with brick facade
- 6" reinforced concrete floor with columns spaced at 42' x 55'
- Insulated membrane roofing system
- 480 volt, 3-phase dedicated electrical service for each tenant space
- Marble foyer entrance with direct access to suites and minimal common areas
- Heat Pump, HVAC system with programmable thermostats, with zones from 400-2,000 SF depending on floor plan
- Patio with picnic table
- ADA accessible

AVAILABLE SPACES

- Suite 1 offers 5,658 SF of available office space. Space has 10 ft ceilings. Space is \$15.00 SF/Yr triple net for office and is available now.
- Suite 3 offers 6,177 SF of available medical office space. Space has 10 ft ceilings. Space is \$18.00 SF/Yr triple net for medical office and is available December 1, 2020.
- Suite 7 offers 1,478 SF of available office space. Space has 9 ft 6 in ceilings. Space is \$15.00 SF/Yr triple net for office and is available now.

- WILL RENOVATE TO SUIT -

**Gallina DEVELOPMENT
CORPORATION**

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FOR MORE INFO PLEASE CONTACT

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