



UNIVERSITY BUSINESS CENTER

1046 University Avenue, Rochester, NY 14607



ADAM BORRELL

Senior Leasing Executive

(585) 615-3593

aborrell@buckprop.com

SQUARE FOOTAGE

9,070 SF

ABOUT THE SPACE

University Business Center is a highly visible mixed-use complex on the desirable east side of Rochester within the Neighborhood of the Arts. Ample surface parking is available throughout the complex.

This 9,070 SF industrial space offers two docks, a grade level overhead door, office area, a private bathroom and approximately 30 ft clearance height.

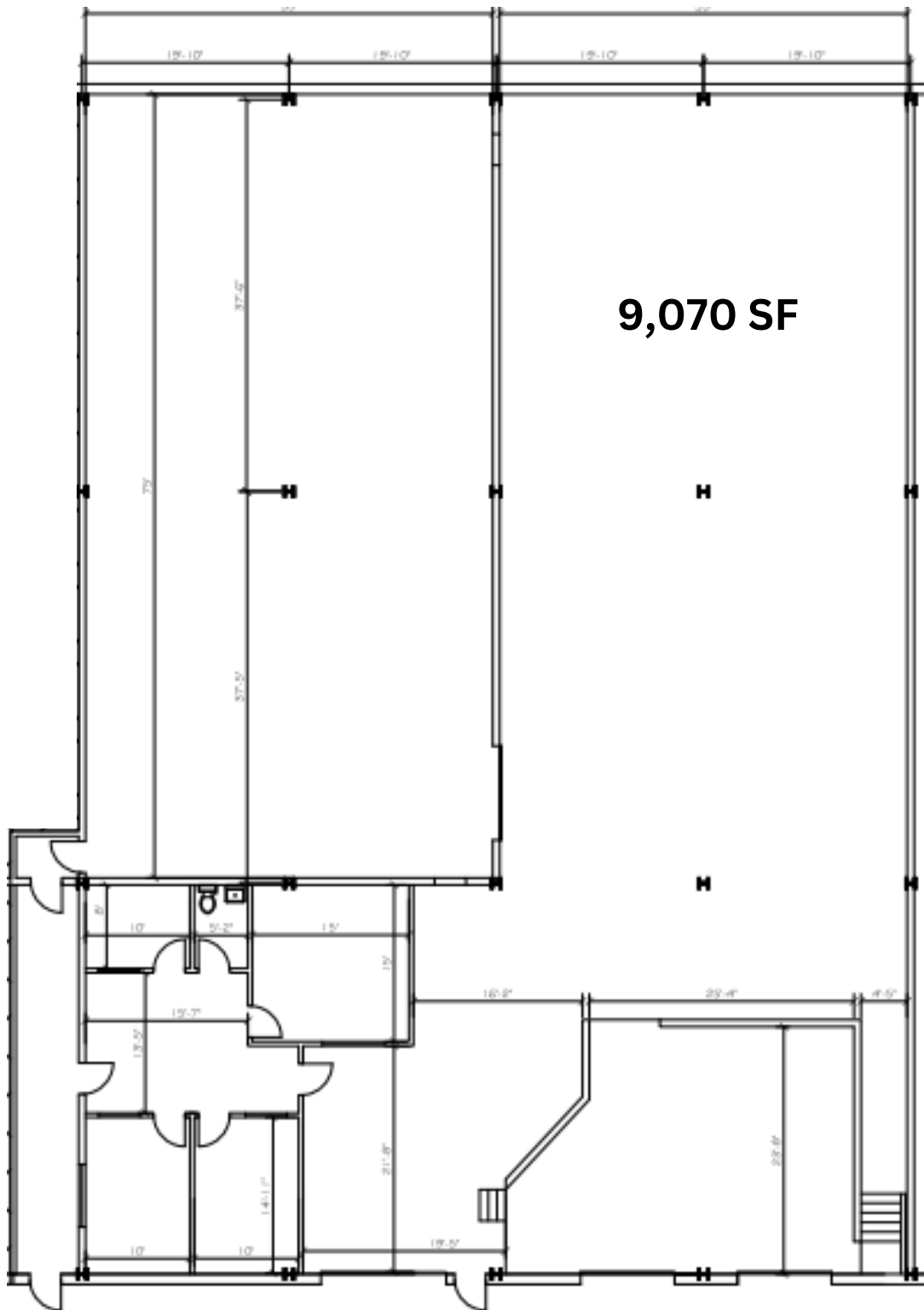


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UNIVERSITY BUSINESS CENTER

1046 University Avenue, Rochester, NY 14607



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UNIVERSITY BUSINESS CENTER

1048 University Avenue, Rochester, NY 14607



TOM LATTA

VP of Leasing & Tenant
Relations

(585) 478-7824

tlatta@buckprop.com

SQUARE FOOTAGE

8,193 SF

ABOUT THE SPACE

University Business Center is a mixed-use complex in the desirable Neighborhood of the Arts. Ample surface parking is available throughout the complex.

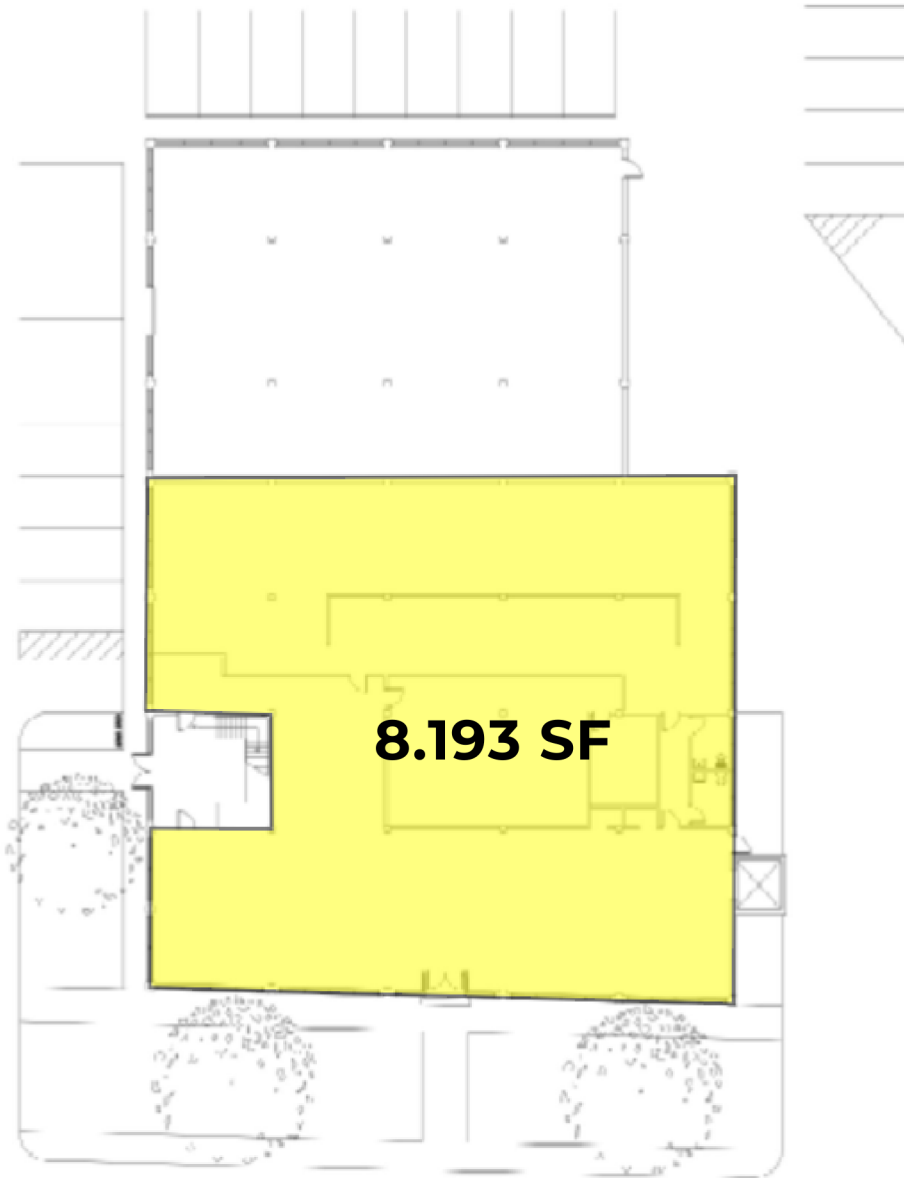
This high-visibility location with its open floorplan provides the perfect opportunity to fully customize the retail/office space to suit your business needs. The space features an industrial interior with high 15' ceilings, exposed brick and beams, and large windows which let in natural light.



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UNIVERSITY BUSINESS CENTER

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———— UNIVERSITY AVE. ————



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UNIVERSITY BUSINESS CENTER

1042 University Avenue, Rochester, NY 14607



ADAM BORRELL

Leasing & Tenant Relations

(585) 287-5861

aborrell@buckprop.com

SQUARE FOOTAGE

6,600 SF

ABOUT THE SPACE

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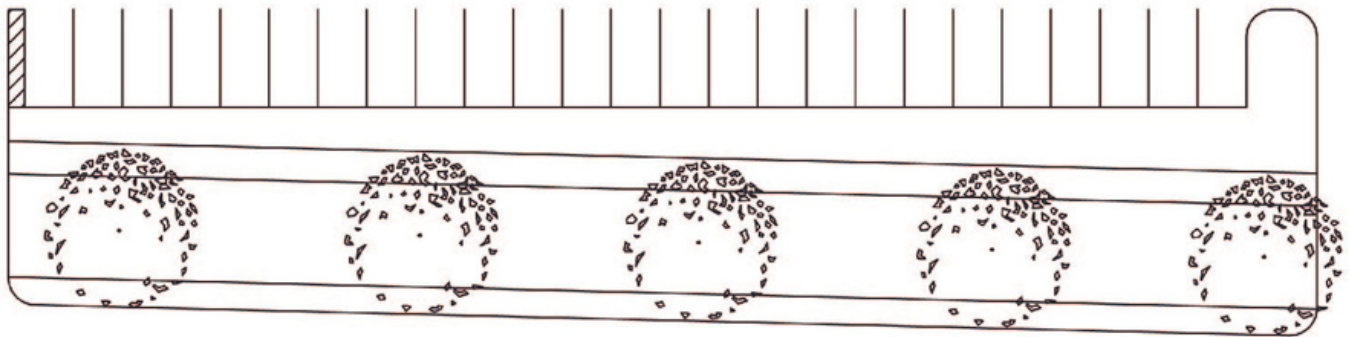
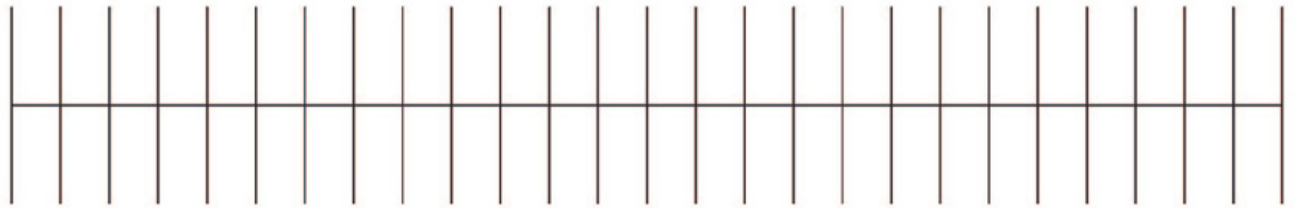
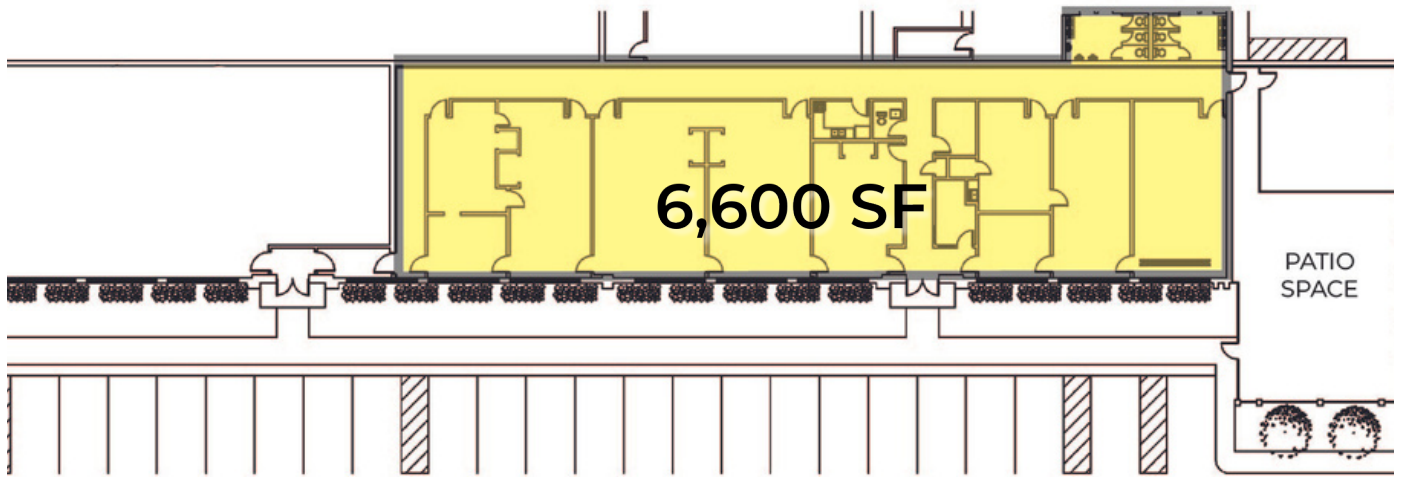
The 6,600 SF of available street-visible space is ready for build-out. Outdoor patio adjacent to space.



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UNIVERSITY BUSINESS CENTER

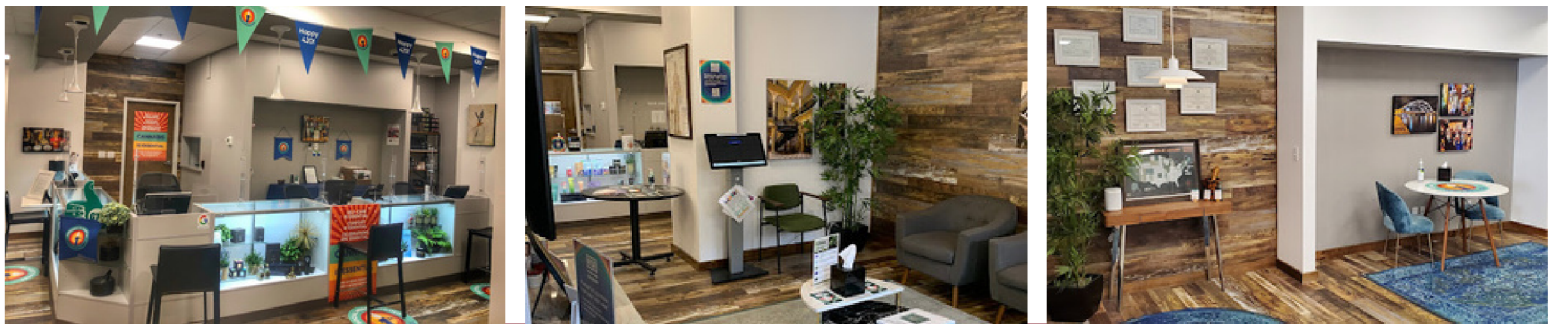
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UNIVERSITY AVENUE



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UNIVERSITY BUSINESS CENTER

1150 University Ave, Rochester, NY 14607



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SQUARE FOOTAGE

4,148-5,811 SF Available

ABOUT THE SPACE

This beautiful ground level retail suite is ideal for professional services or retail with a large showroom in the front, office space in the back, a private restroom, kitchenette, one grade level door and ample parking onsite. The space is ideally located on University Ave in the beautiful Neighborhood of the Arts (NOTA).

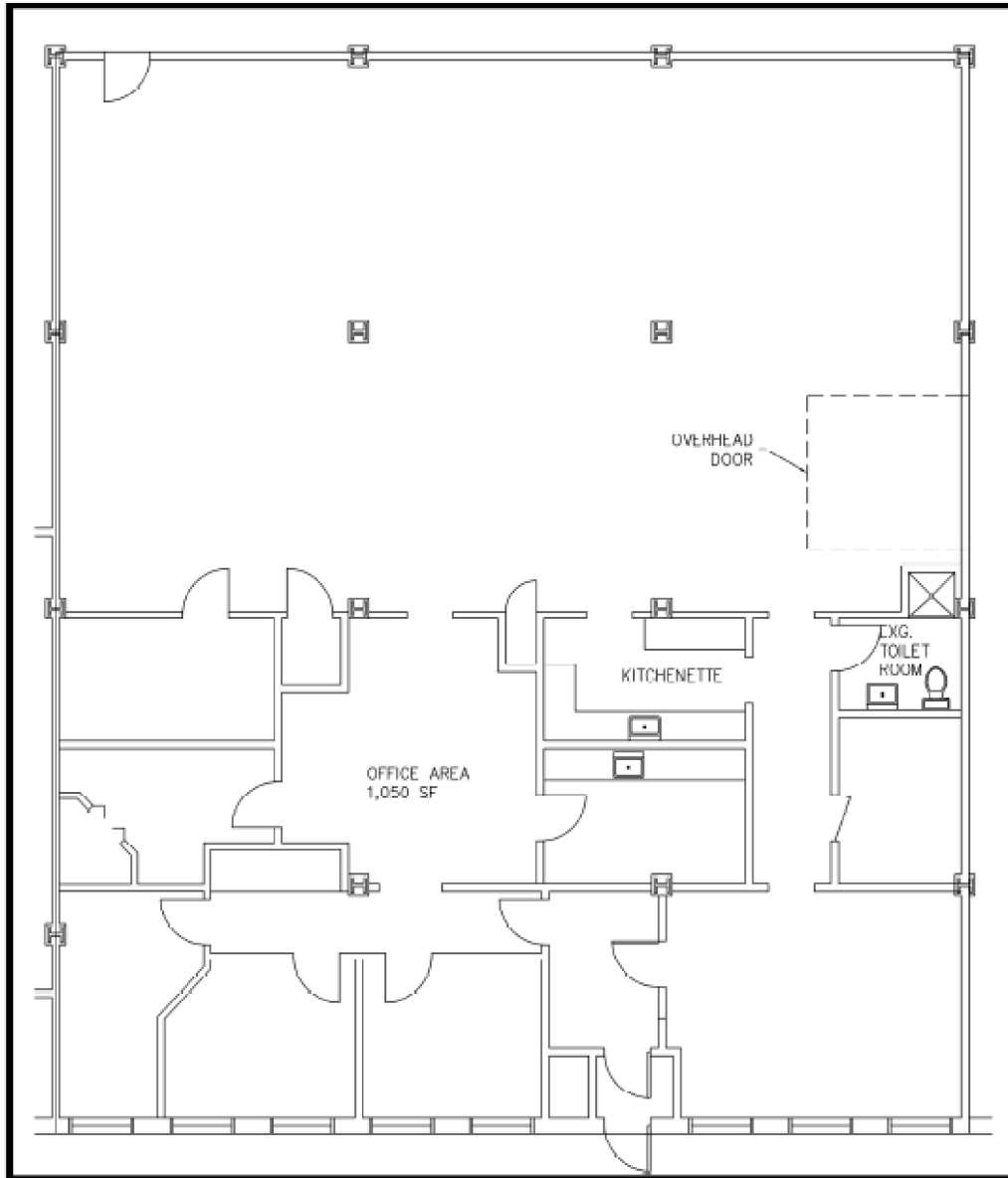


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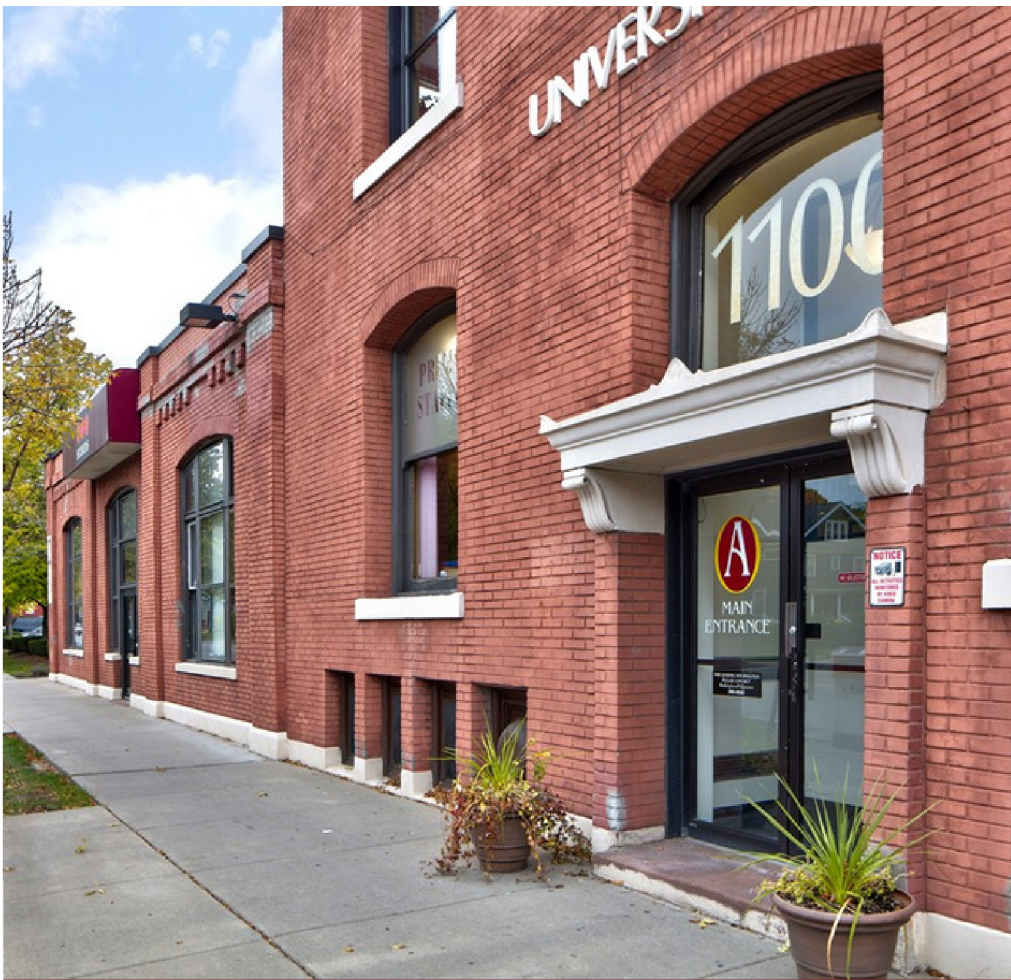
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1100 University Avenue, Rochester, NY 14607



JARED PETRICHICK

Leasing & Tenant Relations

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jpetrichick@buckprop.com

SQUARE FOOTAGE

Our single offices start at 100 SF. Suites can be created.

ABOUT THE SPACE

University Business Center is a highly visible mixed-use complex on the desirable east side of Rochester within the Neighborhood of the Arts. Ample surface parking is available throughout the complex.

Our executive suites feature common restrooms and kitchenettes with all utilities except Wi-Fi included.

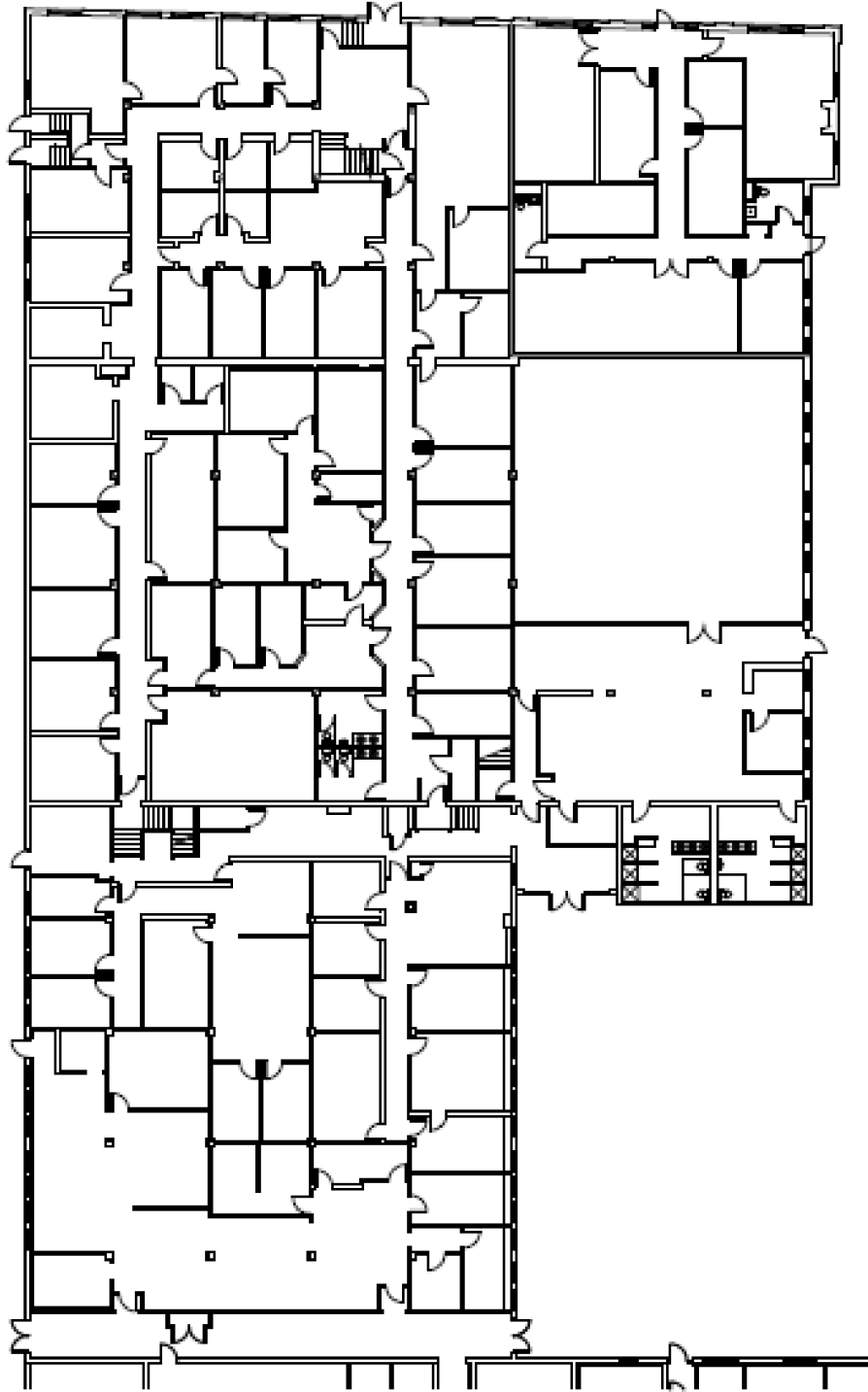


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SQUARE FOOTAGE

1,725 SF Available

ABOUT THE SPACE

This available industrial warehouse space features an open layout, 1 grade-level door, 16' ceilings, 1 private office, and ample parking onsite. The space is ideally located on University Ave in the beautiful Neighborhood of the Arts (NOTA).



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