



INDUSTRIAL FOR LEASE

6,959-9,330 SF Available

1150 University Ave, Rochester, NY 14607

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 industrial space features direct exterior access, an open floorplan with high ceilings, a break room, and private offices, all customizable to suit your business' needs. Flex opportunity with neighboring 2,371 SF of additional office available.

PROPERTY

highlights

- ✓ Ample Parking on Surface Lot
- ✓ Exterior Facing Door
- ✓ Easy Access to 490
- ✓ One Truck Height Loading Dock
- ✓ Flex Opportunity of 2,371 SF Additional Office Available



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PROPERTIES

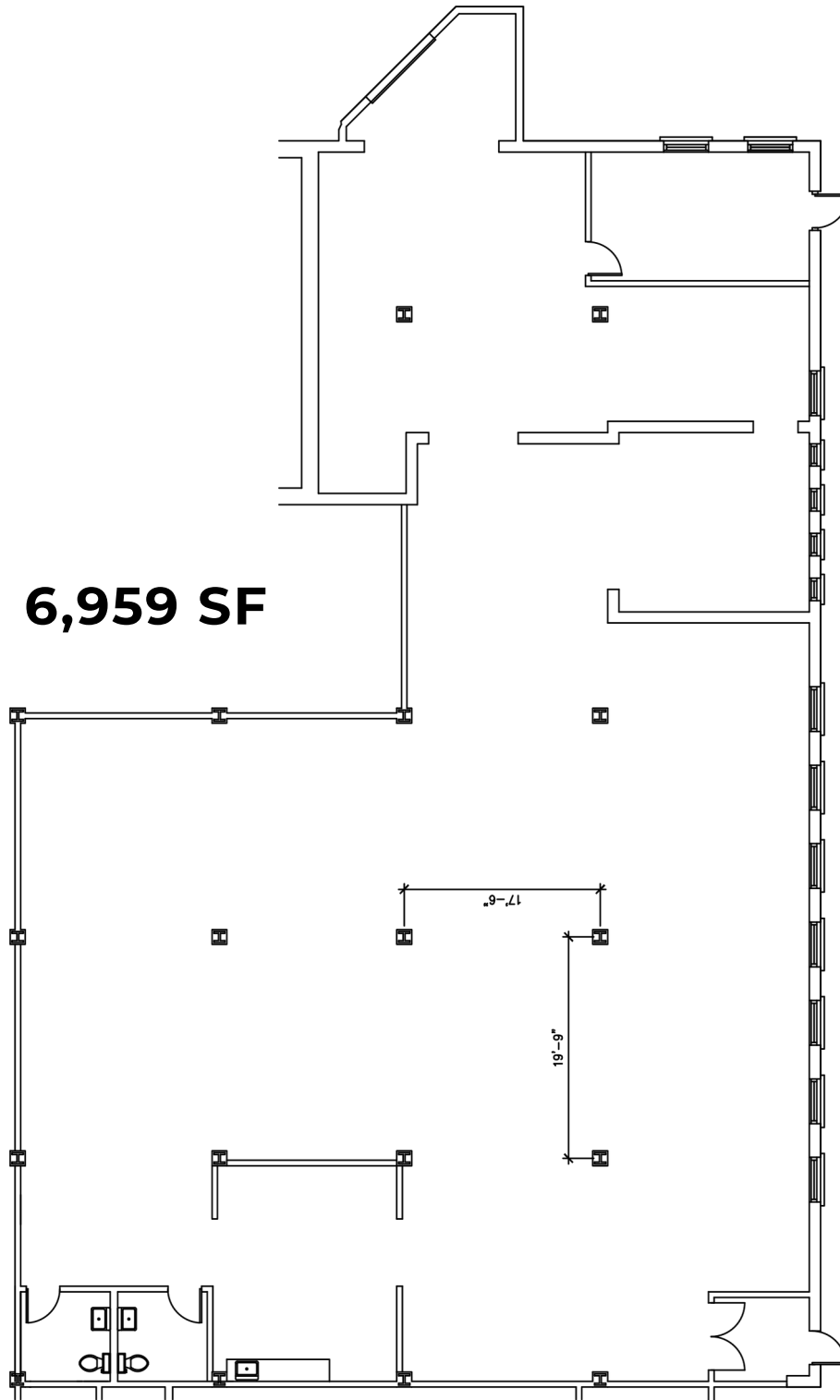


ADAM BORRELL

Senior Leasing Executive

(585) 615-3593 | aborrell@buckprop.com

6,959 SF



BUCKINGHAM
PROPERTIES



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OFFICE FOR LEASE

2,371 SF Available

**1150 University Ave,
Rochester, NY 14607**

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 suite offers a functional layout with 3 private offices, a welcoming reception/waiting area, and a convenient kitchenette/breakroom.

PROPERTY

highlights

- ✓ Ample Parking on Surface Lot
- ✓ Three Private Offices
- ✓ Reception/Waiting Area
- ✓ Kitchenette & Break Room
- ✓ Exposed Brick Walls



EXPANSIVE
OPEN OFFICE



STUNNING RECEPTION/
WAITING AREA



3 PRIVATE OFFICES



KITCHENETTE/
BREAKROOM



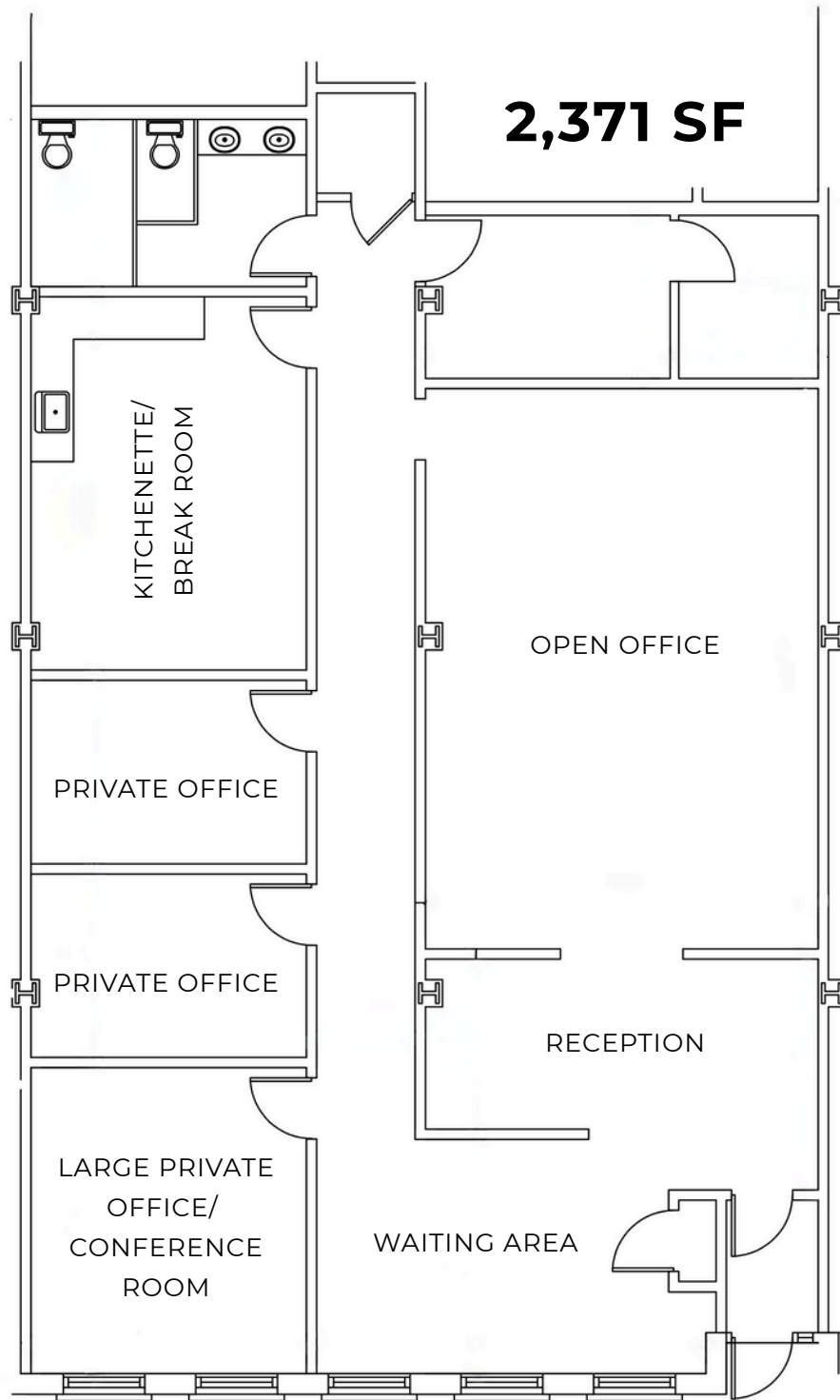
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JARED PETRICHICK

Leasing & Tenant Relations

(585) 471-5839 | jpetrichick@buckprop.com



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OFFICE FOR LEASE

2,340 SF Available

**1080 University Ave,
Rochester, NY 14607**

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 suite offers a

functional layout with 8 private offices, a welcoming reception/waiting area, and a convenient kitchenette/breakroom. The suite also includes direct exterior access, providing easy entry for both employees and clients.

PROPERTY

highlights

- ✓ Ample Parking on Surface Lot
- ✓ Eight Private Offices
- ✓ Reception/Waiting Area
- ✓ Kitchenette & Break Room
- ✓ Exterior Access



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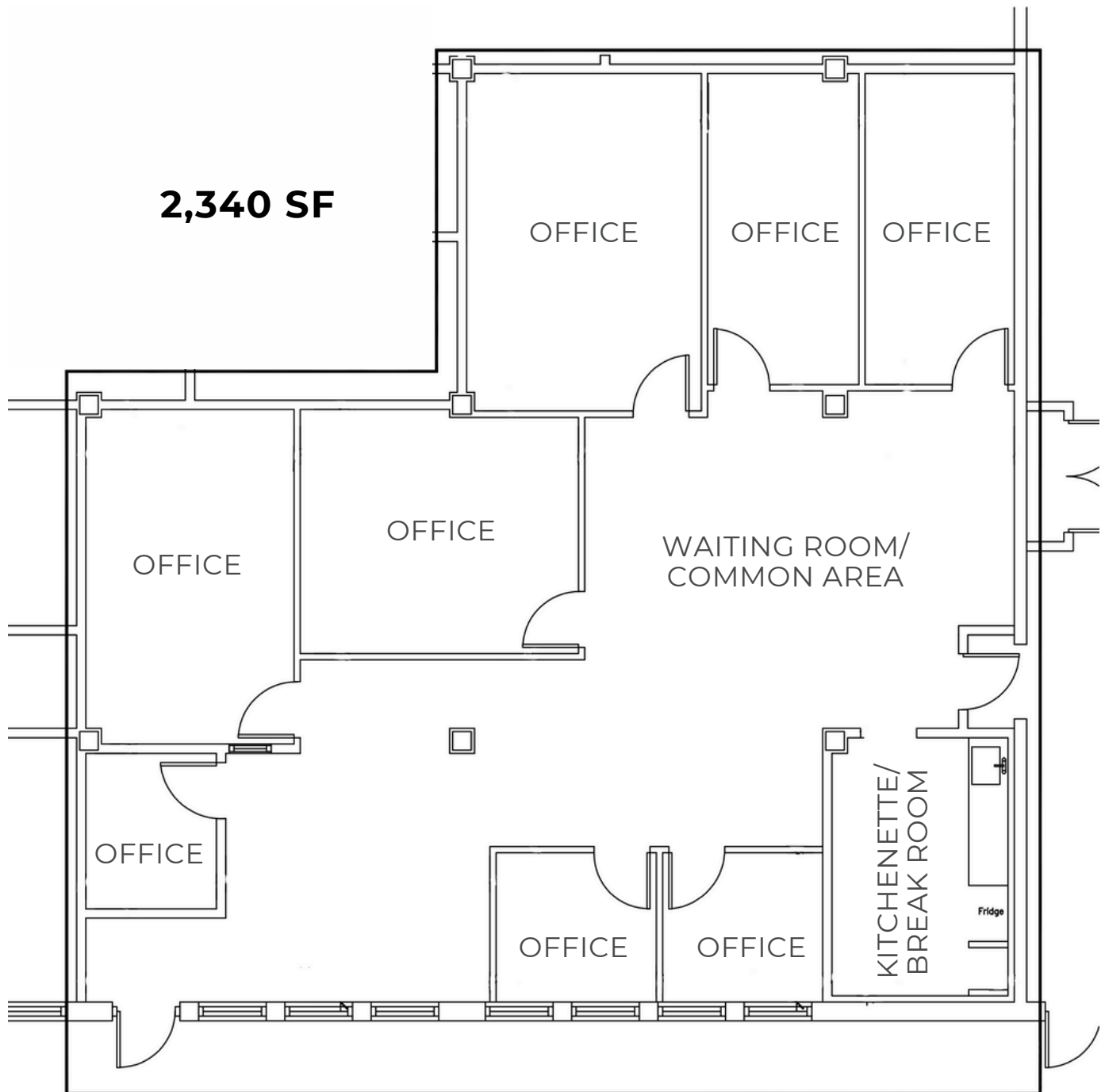


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2,340 SF



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OFFICE FOR LEASE

1,630 SF Available

**1046 University Ave,
Rochester, NY 14607**

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

This space is located in building 5 with private exterior access, several private offices, a conference room, and a reception/waiting room area.

PROPERTY

highlights

- ✓ Ample Parking on Surface Lot
- ✓ Several Private Offices
- ✓ Reception/Waiting Area
- ✓ Conference Room
- ✓ Private Exterior Access



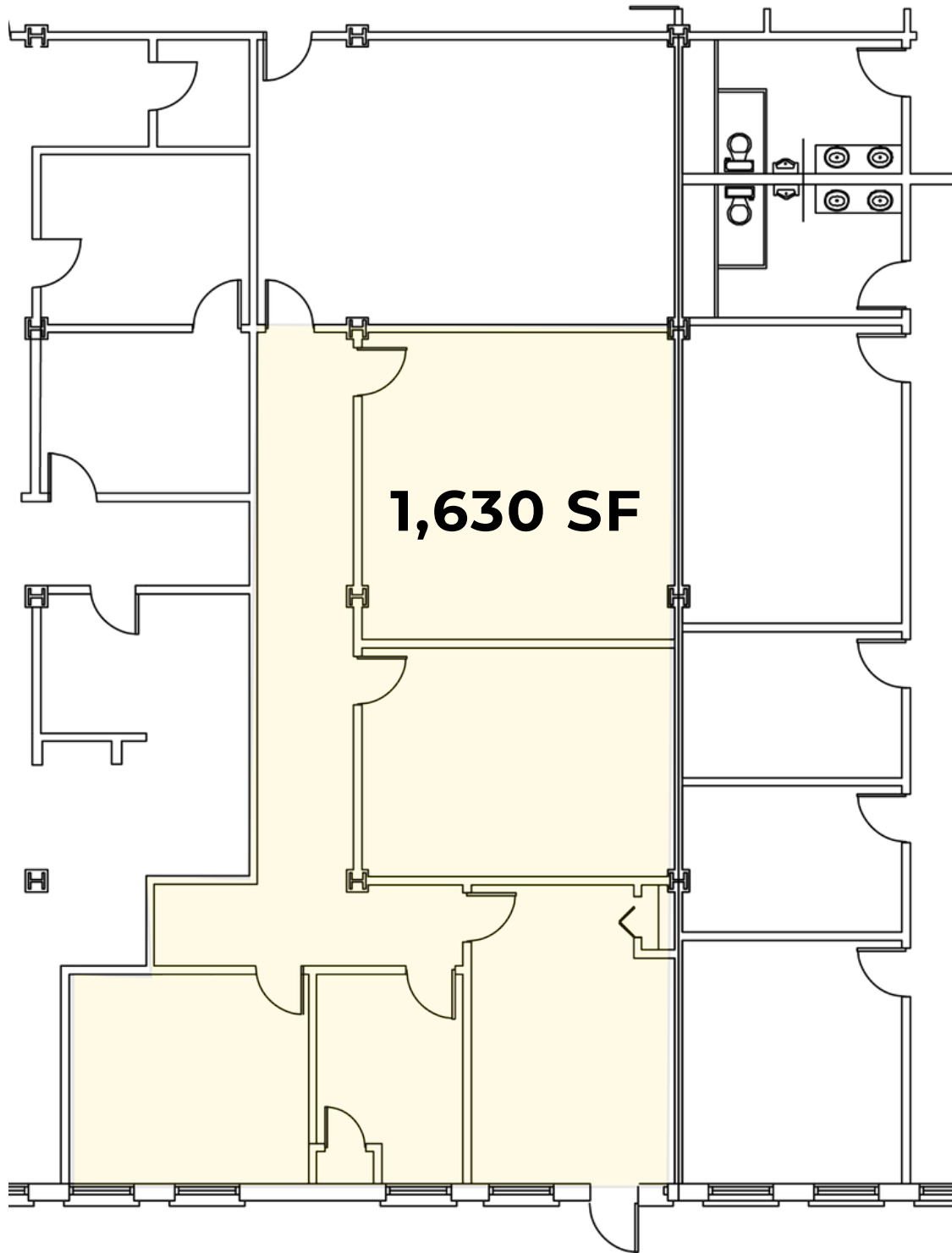
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PROPERTIES**



TOM LATTA

VP of Leasing & Tenant Relations

(585) 478-7824 | tlatta@buckprop.com



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OFFICE FOR LEASE

Single Offices Starting at 100 SF

**1080 University Ave,
Rochester, NY 14607**

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.

PROPERTY

highlights

- ✓ Ample Parking on Surface Lot
- ✓ Single Offices can Combine into Suites
- ✓ Common Restrooms & Kitchenettes



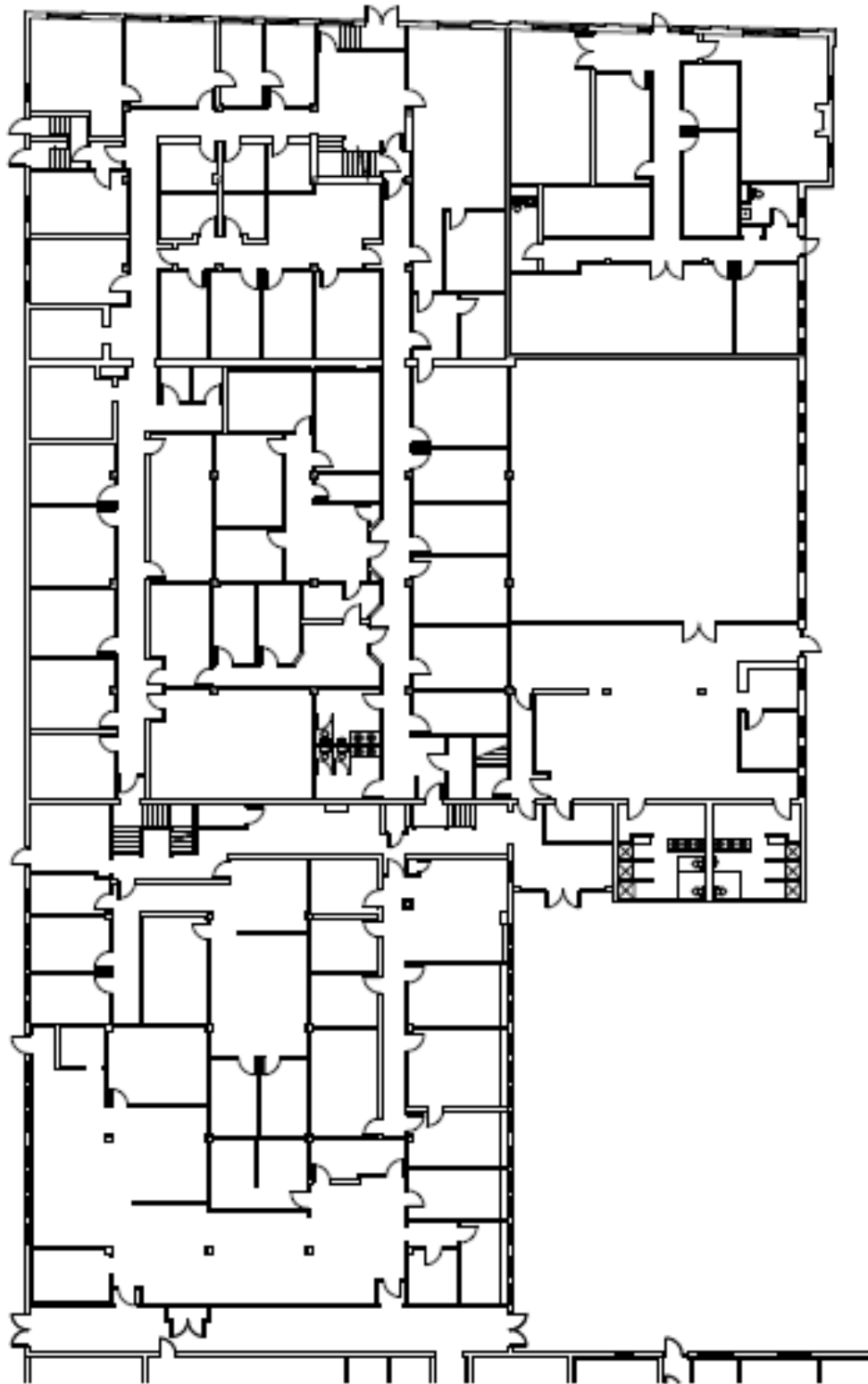
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STORAGE FOR LEASE

6,120 SF Available

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Rochester, NY 14607**

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

This 6,120 SF space is located in the lower level of building 4. The space is ideally suited for storage with an expansive, open footprint.

PROPERTY

highlights

- ✓ Ideally Suited for Storage
- ✓ Expansive Open Footprint
- ✓ Private Entrance



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