

FOR LEASE

Phoenix Mills Building

104 Platt Street, Rochester, NY



PROPERTY DESCRIPTION

Sitting on the Pont de Rennes in the Historic High Falls District, this creative loft/office space has an amazing view of the Genesee River Gorge Falls. Property features original stonework and woodwork with modern fixtures, an open and bright floor plan, grand new electrical, HVAC systems, plumbing, paint, flooring, exposed duct work and exaggerated ceilings. Will build to suit.

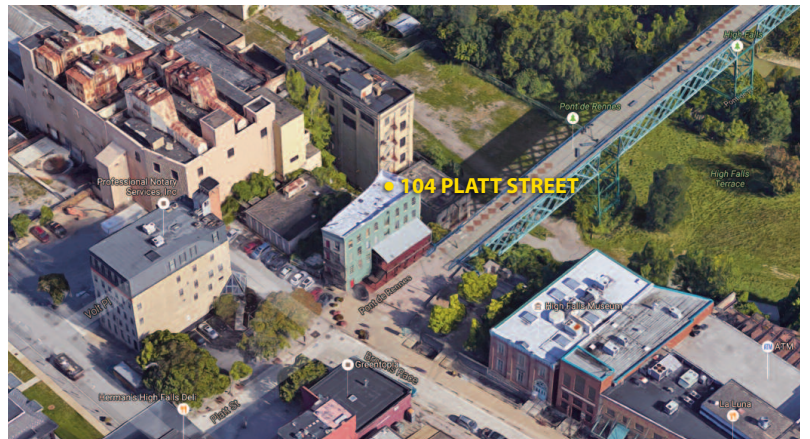
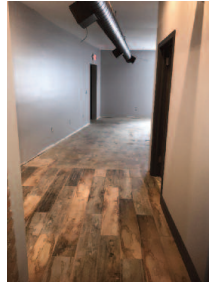
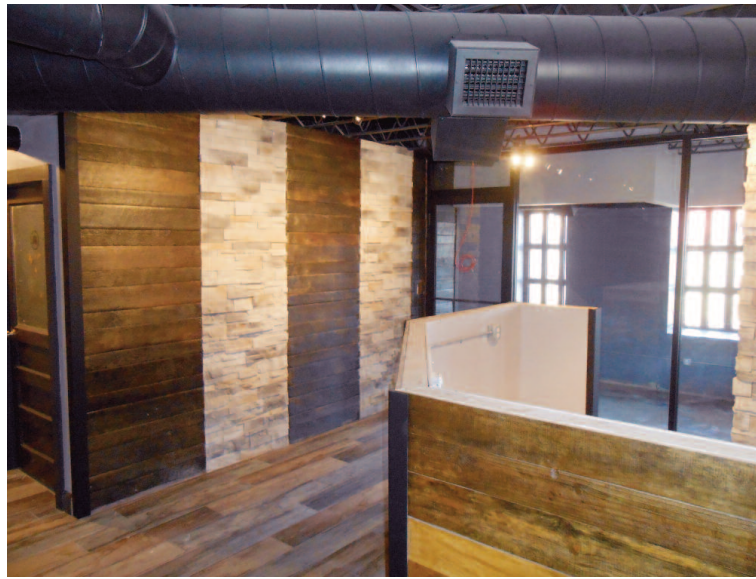
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	PROPERTY OVERVIEW	
Total Population	14,481	127,561	244,982	Lot Size	0.10 acres
Total Households	7,426	68,056	130,881	Total SF	6,336 +/- SF
Ave. Annual Income	\$33,362	\$43,943	\$54,348	Leasable SF	3,400 +/- SF
				Stories	4



COMMERCIAL

HUNT Commercial
Real Estate Corporation
3300 Monroe Avenue
Rochester, New York 14618
HUNTCommercial.com

Kristy King
Licensed Real Estate Salesperson
Cell: (917) 721-4498
kking@huntcommercial.com



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Real Estate Corporation
 3300 Monroe Avenue
 Rochester, New York 14618
 HUNTCommercial.com

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