

# 1100-2200± SF Of Retail On University Avenue

## The Flat Iron Building

696 University Avenue, Rochester, NY 14607



### OFFERING SUMMARY

Available SF: 1,100 - 2,200 SF

Lease Rate: \$25.00 SF/yr (MG)

Market: Greater Rochester

Submarket: Neighborhood of the Arts

### PROPERTY OVERVIEW

The property is situated in the heart of the Neighborhood of the Arts (NOLA) district in Rochester, New York, on the northeast corner of University Avenue at Atlantic Avenue.

The space consists of 1,100± sf of retail space on the first floor. Partial kitchen installation located in the lower level for an additional 1,100 sf.

The space is currently leased to a cafe user with a capacity of 45 indoor seating. Approximately 32 additional seating can be located outside.

Available March 1, 2020.

### PROPERTY HIGHLIGHTS

- Up to 2,200± SF of Usable Space
- 45 Indoor Seating & 32 Outdoor Seating
- Has Been a Performing Cafe of Over 25 Years

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