

Meadowgate Office Park



Presented By:
Jim Pappas Commercial Real Estate

101 Sully's Trail, Pittsford, NY 14534



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Property Details

Meadowgate Office Park is a 3-building single story office / medical complex is highly desirable southeastern suburban location of Perinton, Monroe County, NY.

Price: \$18.50 - \$22.50 /SF/YR

- Renovated Office Suites
- All first floor spaces with convenient parking
- Spaces have lower level bonus space and storage
- Excellent access to Rte. 490 expressway
- Leases are all inclusive (No triple net) other than separately metered utilities
- Close to shopping, banking, restaurants

View the full listing here: <https://www.loopnet.com/Listing/101-Sully-s-Trail-Pittsford-NY/41278295/>

Rental Rate:	\$18.50 - \$22.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	26,870 SF
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Year Built:	1991
Parking:	146 spaces
Zoning:	Restricted Business

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Listing spaces

1st Floor Ste 13

Space Available:	960 SF
Rental Rate:	\$18.50 /SF/YR
Date Available:	July 15, 2026
Service Type:	Gross plus utilities
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	3 - 5 Years

This suite features 3 private offices, reception area and in-suite bathroom. There is additional large finished room in the lower level of 442 SF and a storage space of 340 SF.

1st Floor Ste 19

Space Available:	1,449 SF
Rental Rate:	\$18.50 /SF/YR
Date Available:	July 15, 2026
Service Type:	Gross plus utilities
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	3 - 5 Years

This suite features 4 private offices on the first floor along with a large reception area. There is an additional 1,320 SF in the lower level with 2 offices, 2 bathrooms and a kitchen.

1st Floor Ste B20
Center Suite

Space Available:	476 SF
Rental Rate:	\$22.50 /SF/YR
Date Available:	July 15, 2026
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

This suite offers 2 large demised offices / rooms. Bathrooms are adjacent in common area.

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Listing spaces

1st Floor Ste B20
Medical Suite

Space Available:	3,524 SF
Rental Rate:	Upon Request
Date Available:	July 15, 2026
Service Type:	Gross plus utilities
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Medical
Lease Term:	Negotiable

Former U of R Neurology office featuring 3 physician offices, 6 exam rooms, 2 treatment rooms, reception / waiting rooms, etc.

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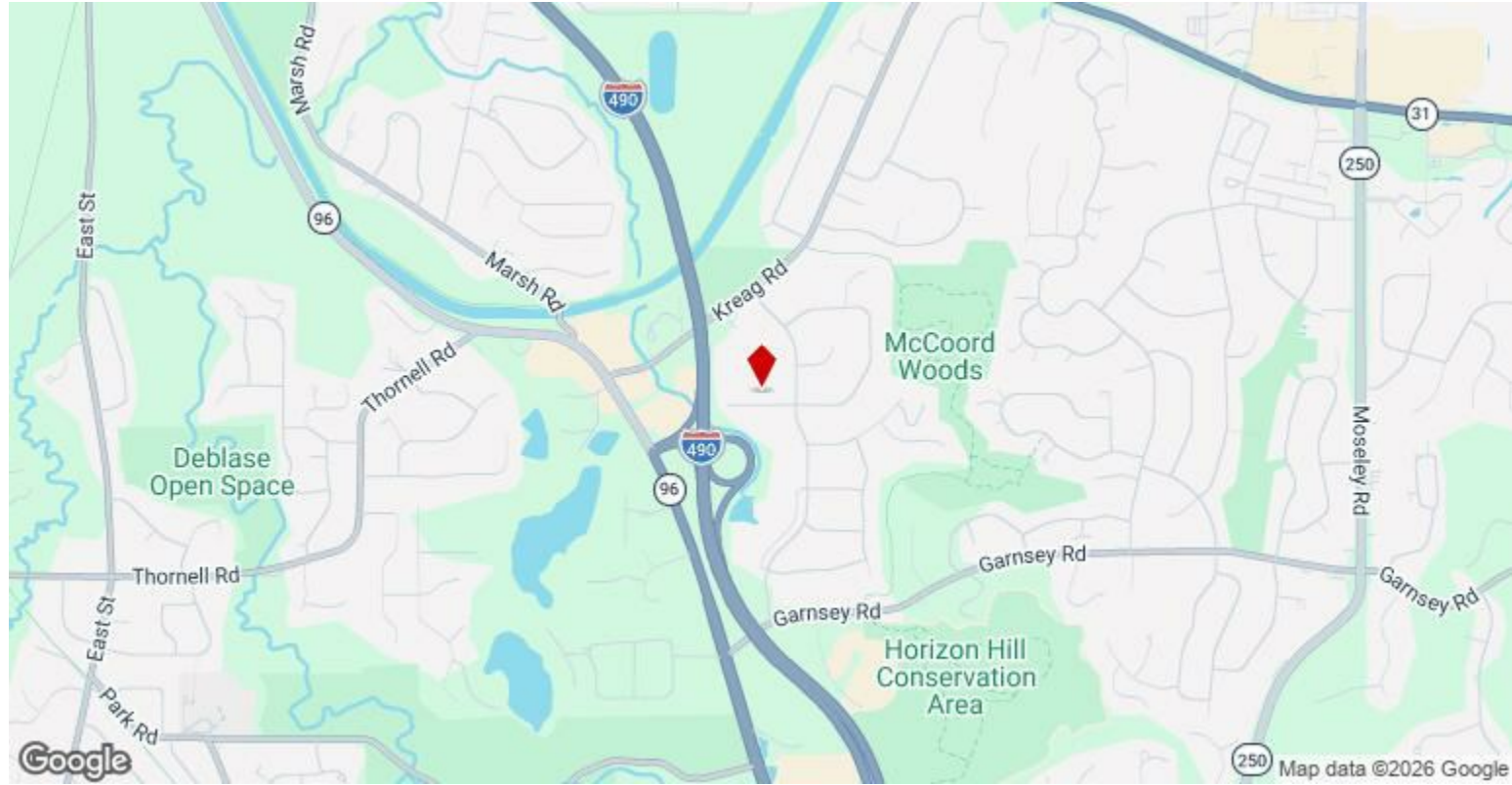
Major Tenant Information

Tenant	SF Occupied	Lease Expired
3rd ROC Solar	-	
Coverg Wealth Management	-	
Hamilton Wealth Management	-	
Inspire Crayon Campus Daycare	-	
Meadowgate Family Dental	-	
T65 & Beyond	-	
The Medicare Shop	-	

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Location



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Property Photos



complex



B10 B30 copy

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Property Photos



B10 copy



Building Photo

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