



Prince Street

65 College Ave
Rochester, NY 14620

Multi Use Buildings: **Space Available**

The Neighborhood of the Arts consists of residential blocks, mixed-use buildings, as well as some light industrial. This award-winning redesigned district has experienced a significant renaissance and is home to more cultural institutions, art schools, galleries, and studios than any other neighborhood in the Rochester Metropolitan area.

General Highlight:

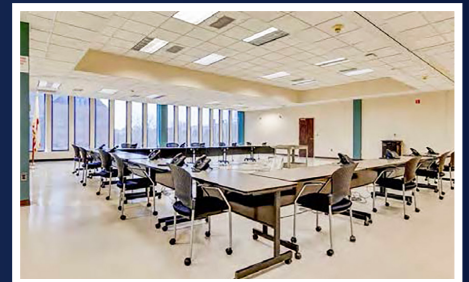
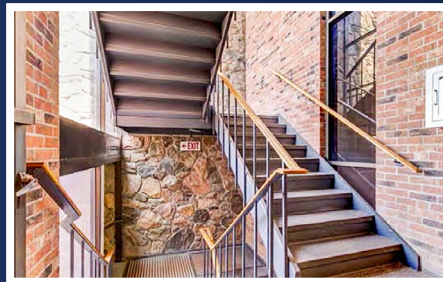
- » Lot size: 2.68 Acres
- » Two adjoined buildings on a corner lot
- » HVAC and utilities are separate per building
- » Activity Maintained
- » Wet Sprinkler system through out

Office Highlights:

- » High Ceilings
- » Fenced in Parking Lot
- » Large windows provide a ton of natural light
- » Wide open floor plates

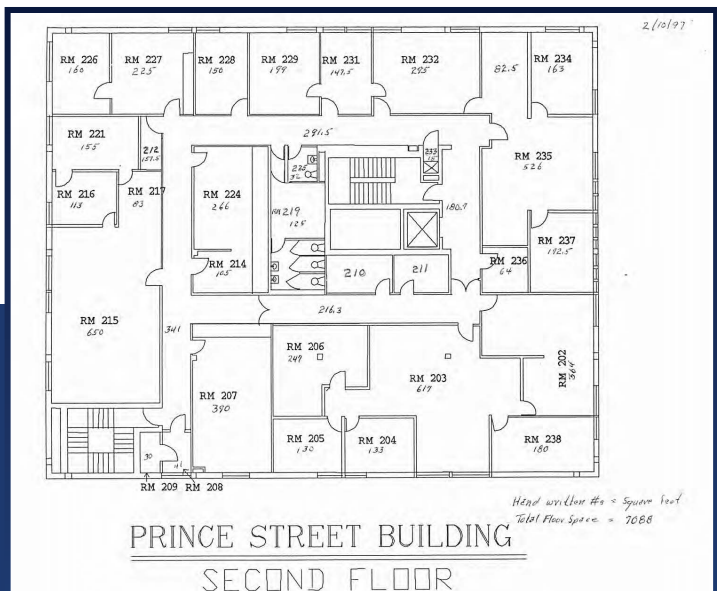
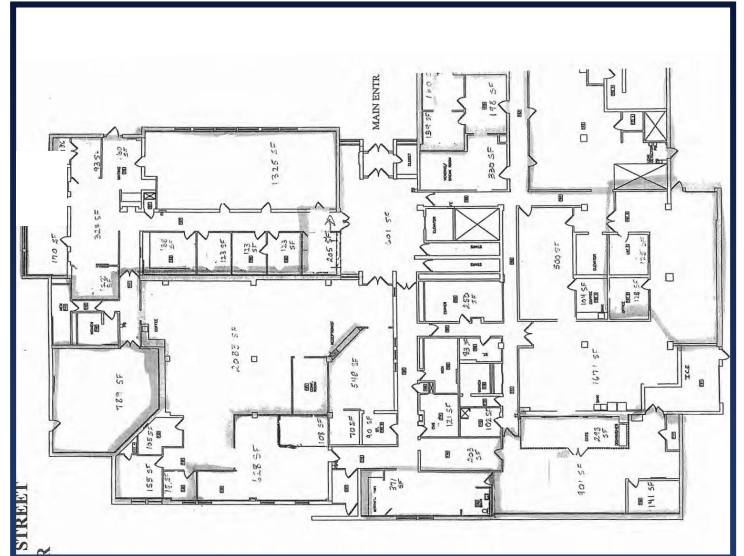
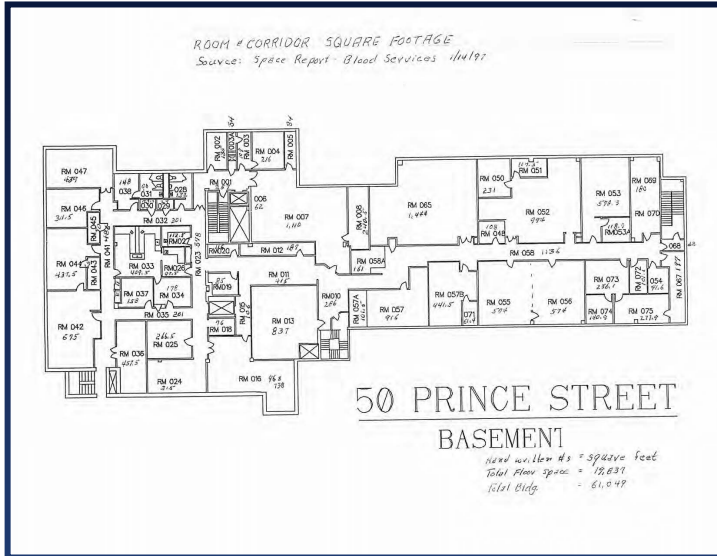
Industrial Highlights:

- » Multiple Truck Level Loading Dock
- » High-bay area
- » Grade level doors



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