



Omnitech Business Park

7615-7675 Omnitech Place

Victor, NY 14564



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Office/Flex For Lease

Omnitech Business Park - Overview

Property Type:	Office/Flex
Space Available:	7615 Building #1 - 9,216 SF 7620 Building #1 - 12,188 SF #2 - 17,426 SF 7675 Building #160 - 2,434 SF
Land Acres:	75 +/- Acres
# of Buildings:	8, Excluding 5 Future Buildings
Building Size:	299,580 SF
Average Building SF:	21,000 - 50,600 SF
Year Built:	2001-2009
Floors:	1
Class:	B

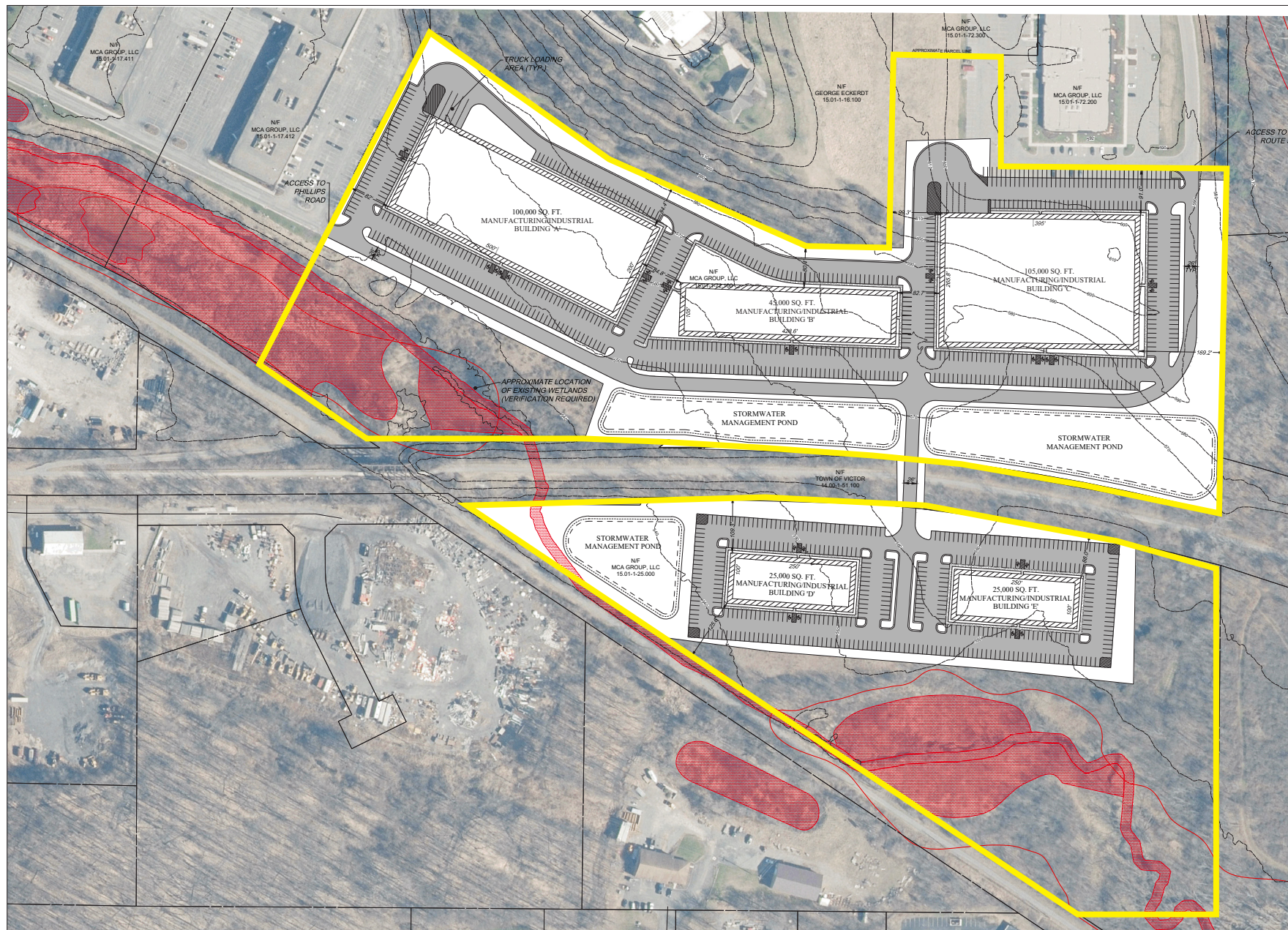


Land Available

Omnitech Business Park - Overview

Property Type:	Office/Flex
Land Acres:	25 +/- Acres
Max SF:	300,000 SF
# of Buildings:	8, Excluding 5 Future Buildings





Property Highlights



Immaculate Business Park Setting



Immediate Access to I-490 and I-90



Located in Victor, Down the Street
from Eastview Mall



Demographics

		3 miles	5 miles	10 miles
	Population	12,849	40,968	187,807
	Households	5,070	16,946	79,060
	AVG HH Income	\$194,381	\$168,741	\$145,485
	Median Age	44.3	45.5	44.5

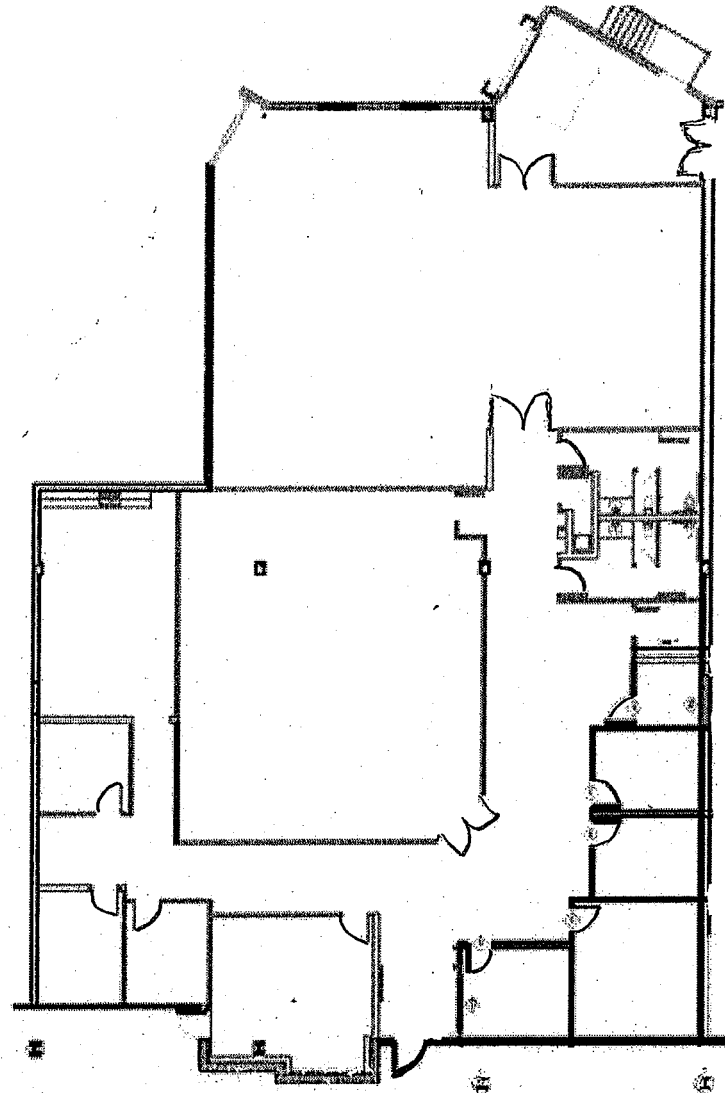
DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	862	1,825	6,704
Total Employees	11,813	20,772	79,728
Occupation Types			
Business/Management	1,806	5,553	21,560
Professional	2,321	7,442	33,395
Service	735	2,047	10,784
Sales/Office	925	3,559	18,056
Farming/Forestry	8	62	172
Construction/maintenance	293	738	4,132
Production/Transportation	374	1,197	7,857
White Collar Workers	5,052	16,554	73,011
Blue Collar Workers	1,410	4,044	22,945
Labor Force			
Labor Population	10,457	33,475	154,894
Total Males	5,109	16,149	76,372
Total Females	5,348	17,327	78,522
Unemployment	1.8%	1.7%	2.0%



Floor Plan

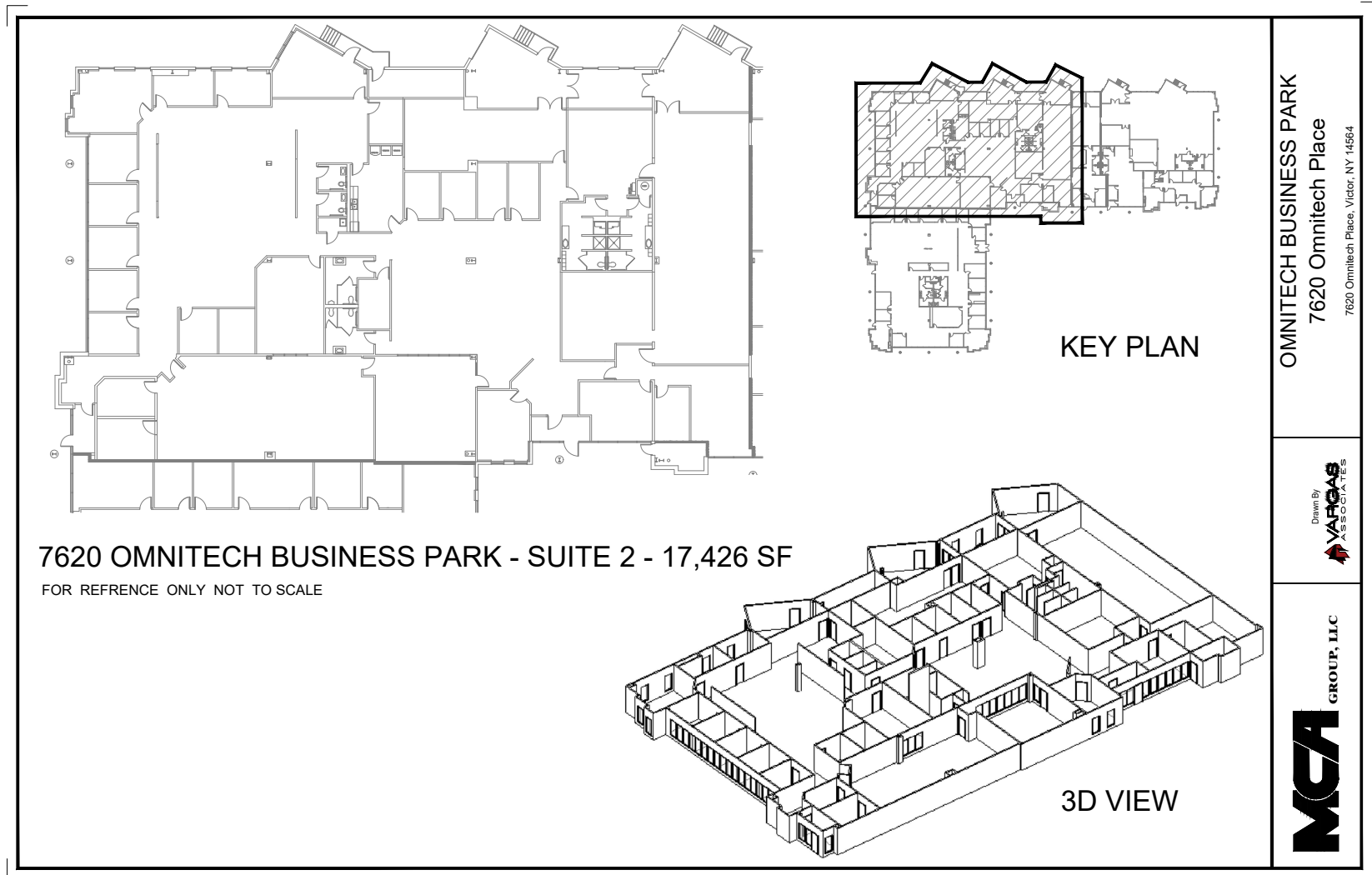
Schedule A

7625 Omnitech Place, Suite 5
6,758 Sq. Ft.



Dock area is split
between adjacent
tenants, SF for each is
165SF

Floor Plan



Site Plan



Area Map





Peter Gillett
Associate Real Estate Broker

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape.



400 Andrews Street #500, Rochester, NY 14604

585.546.4866

www.flaummgt.com

