



Premium Flex Space

1344–1350 University Avenue · Rochester, NY 14607

PROPERTY OVERVIEW

Set in Rochester's vibrant East Avenue neighborhood, this 120,000 SF flex building pairs strong street visibility with a thriving, established tenant mix and quick access to downtown. Flexible leasing and build-to-suit options make it ideal for businesses seeking a strategic, design-forward home.

120,000 SF
TOTAL BUILDING

5,000 SF
1ST FLOOR · FLEX

3,000–3,500 SF
2ND FLOOR · OFFICE

Now
AVAILABLE

Property Overview

1344–1350 University Avenue · Rochester, NY 14607

For Lease

A rare blend of **industrial character** and **modern, light-filled design** in the heart of Rochester's East Avenue neighborhood.

THE OPPORTUNITY

1344–1350 University Avenue is a newly renovated, 120,000 SF flex building offering turnkey office and flexible commercial space within a professionally managed property that already houses some of Rochester's most recognizable independent brands, including Black Button Distillery, Nine Maidens Brewing Company, and Muller's Cider House. Soaring ceilings, exposed brick, wood beams, and walls of natural light give tenants a distinctive, elevated environment that's increasingly hard to find.

Available now: 5,000 SF of first-floor flex space and 3,000–3,500 SF of loft-style second-floor office space, each deliverable as-is or fully built to tenant specifications — an ideal fit for creative studios, professional services, wellness concepts, showrooms, light production, and experiential retail.



TWO-STORY LOBBY & LOUNGE · 1344–1350 UNIVERSITY AVE.

BUILDING SPECIFICATIONS

1st Floor · Flex	5,000 SF · \$18.50/SF/YR
2nd Floor · Office	3,000–3,500 SF · \$14.75/SF/YR
Building Size	120,000 SF
Clear Height	40'
Zoning	M-1 Industrial
Parking	200 Spaces
Loading Docks	Six (6)

PROPERTY HIGHLIGHTS

- ◆ Brand-new roof, upgraded HVAC & electrical
- ◆ Natural-light-flooded interiors
- ◆ Exposed brick, wood beams & high ceilings
- ◆ 200 on-site parking spaces
- ◆ Six loading docks
- ◆ Minutes from I-490 & I-590

Space Gallery

1344-1350 University Avenue · Rochester, NY 14607

For Lease



Location & Leasing

1344-1350 University Avenue · Rochester, NY 14607

For Lease

THE LOCATION

Located just east of Downtown Rochester in the vibrant East Avenue neighborhood, the property sits minutes from local restaurants and retail, the Rochester Museum & Science Center, and Cobbs Hill, with fast connections to Interstate 490 and Interstate 590.

IDEAL FOR

Creative studios · professional & medical offices · wellness and fitness concepts · showrooms · light production & makers · experiential retail and tasting rooms.

IN GOOD COMPANY — ESTABLISHED TENANTS

Black Button Distillery

Nine Maidens Brewing Co.

Muller's Cider House

Matter Communications

Rochester Parkour

+ more

WHY UNIVERSITY AVENUE

- ✓ High-visibility frontage on a heavily traveled commercial corridor
- ✓ Proven, destination-driving tenant mix that brings consistent foot traffic
- ✓ Flexible suite sizes from 3,000 SF up to 8,500 SF of contiguous space
- ✓ Build-to-suit delivery tailored to your operations and brand
- ✓ Modern infrastructure: new roof, upgraded HVAC & electrical systems
- ✓ 200 on-site parking spaces plus six loading docks

AT A GLANCE

Address	1344-1350 University Ave.
City	Rochester, NY 14607
Building Size	120,000 SF
Available	3,000 – 8,500 SF
Zoning	M-1 Industrial
Lease Type	Flexible / Build-to-suit

All square footages are approximate and subject to verification. Information contained herein is believed to be accurate but is not warranted. Pricing and availability subject to change. Equal opportunity lessor.



Chris Calabro

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