AVAILABLE FOR LEASE

The Metropolitan

1 S. Clinton Ave

Class A Office / Retail

LOCATION

The Metropolitan is a modern office tower located in Downtown Rochester's Central Business District at the corner of Main Street and South Clinton Avenue.

BUILDING DESCRIPTION:

- Building is 474,325 sq. ft.
- Twenty-six (26) story tower with a lower concourse level with retail space available
- Professional on-site property management and security service

PARKING:

- Immediate pedestrian access to the South Avenue / Stone Street Garage via underground walkway
- Midtown, St. Joseph's, and Mortimer Street Garages within walking distance
- Surface lots and on-street parking nearby

AMENITIES:

- Unbeatable downtown location
- 24-hour security
- Convenient parking
- Inviting drive-up loop
- Expansive, welcoming lobby
- Brand new, modern elevators
- Adjacent outdoor green space
- Access to Parcel 5

INTERIOR FEATURES:

- Renovated main lobby with restaurant, Bar Bantam
- Building-wide Greenlight fiber internet service
- Concourse: 1,100 sq. ft.
- 1st Floor: 7,000 sq. ft.
- 6th Floor: 14,000 sq. ft.
- 8th Floor: 3,960 sq. ft.
- 10th Floor: 900 sq. ft.

LEASE TERMS

Office Space: $20.00 - $22.00 per sq. ft. + janitorial & electric

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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