

# AVAILABLE FOR LEASE

**One East Avenue**  
55,186 sq. ft. Available  
Office



## LOCATION

One East Avenue is a Mid-Century modern office building located in Downtown Rochester at the corner of East Avenue and Main Street.

## BUILDING DESCRIPTION:

- Building is 99,921 sq. ft.
- Eleven (11) story tower with a lower level and attached ground level retail space
- Professional on-site property management and security service
- Renovated main lobby with Albert Paley sculpture
- Fiber internet service
- On-site fitness center with showers, free to tenants

## PARKING:

- Immediate pedestrian access to the Midtown Garage
- St. Joseph's, Mortimer Street & East End Garages within walking distance
- Surface lots nearby

*Office/Restaurant/Retail Space Available  
in the Heart of Downtown!*

## Space Available:

- Street Level – 6,882 Sq. Ft. Available
- Available Upper Floor Plates – 6,600-7,600 Sq. Ft. (Subdividable)
- Maximum Contiguous Space Available – 22,500 Sq. Ft. (3 Floors)
- Minimum Space Available: 650 Sq. Ft
- Basement – 10,700 Sq. Ft. Available
- Will renovate to suit

## LEASE TERMS

Office Space: \$16.00 per sq. ft. + janitorial

**- WILL RENOVATE TO SUIT -**

**Gallina** DEVELOPMENT  
CORPORATION

[www.gallinadev.com](http://www.gallinadev.com)

**FOR MORE INFO PLEASE CONTACT:**

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