

# AVAILABLE FOR LEASE

**One East Avenue**  
*59,268 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 bank branch
- Professional on-site property management and security service

## PARKING:

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

## INTERIOR FEATURES:

- Renovated main lobby with Albert Paley sculpture
- Fiber internet service
- 10' ceiling height
- Total space available: 59,268 sq. ft.
- Minimum divisible: 3,000 sq. ft.
- 1st Floor: 6,883 sq. ft.
- 4th Floor: 7,585 sq. ft.
- 5th Floor: 650 sq. ft.
- 6th Floor: 3,110 sq. ft.
- 7th Floor: 7,585 sq. ft.
- 8th Floor: 7,585 sq. ft.
- 9th Floor: 7,585 sq. ft.
- 10th Floor: 7,585 sq. ft.
- Lower Level: 10,700 sq. ft.

## 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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