

AVAILABLE FOR LEASE

Seneca Building
245 East Main Street /
20 South Clinton Avenue
32,000 sq. ft. Available
Office Space



LOCATION

Located at the corner of Main Street and Clinton Avenue in the heart of downtown Rochester.

SITE DESCRIPTION:

- Close proximity to multiple restaurants and daily food truck service
- Stunning views of downtown business district

BUILDING DESCRIPTION:

- 180,000 sq. ft. three story masonry and steel frame construction
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system
- Tinted insulated windows
- 3-phase electric service

INTERIOR FEATURES:

- Largest block of available space on single floor in central business district
- Window layout allows for interior layout flexibility and maximizes natural light throughout the space
- Underground loading dock providing easy access for vendors
- 300 underground parking spaces in the Midtown Garage & multiple parking options within 2 blocks
- State of the art, high efficiency HVAC system
- Floor to ceiling glass on north elevation (Main Street)
- Basement storage space available
- Full glass main building entry
- Service via 4 pedestrian elevators
- Freight elevator
- Fully sprinklered
- Divisible

LEASE TERMS

Office Space: \$20.00 per sq. ft. + electric & janitorial
Tenant Improvement Allowance: \$40.00 per sq. ft.

- WILL BUILD TO SUIT -

Gallina DEVELOPMENT
CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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