

# AVAILABLE FOR LEASE

**Seneca Building**  
**245 East Main Street /**  
**20 South Clinton Avenue**  
*14,721 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:

- Single floor layout 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
- 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](http://www.gallinadev.com)

## **FOR MORE INFO PLEASE CONTACT:**

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