

AVAILABLE FOR LEASE

Innovation Square
Class A Office Space
1,500 - 70,000 sq. ft. Available

LOCATION

Innovation Square (formerly Xerox Tower) is a modern office tower located in Downtown Rochester encompassing an entire city block.

BUILDING DESCRIPTION:

- Building is 580,000 sq. ft.
- Thirty (30) story tower with a lower concourse level and retail space available
- Professional on-site property management and security service

PARKING:

- 300 car parking garage within building footprint
- Immediate pedestrian access to the Washington Square Garage
- Midtown and Court Street Garages within walking distance
- Surface lots and on-street parking nearby



INTERIOR FEATURES:

- Building is currently undergoing comprehensive redevelopment plan including mixed use concept
- Fiber internet service
- Out parcel office building: 17,000 sq. ft. available
- 25nd Floor - 29th Floor: 1,500 - 14,000 sq. ft. per floor
- On-site 700 seat auditorium
- Expansive lobby
- High speed elevators
- 24-hour security
- Fitness Center

LEASE TERMS

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

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT
CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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