

# AVAILABLE FOR LEASE

**Innovation Square**  
*Class A Office Space*  
*100 - 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: 16,650 sq. ft. available
- 25nd Floor - 29th Floor: 1,500 - 13,500 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 - \$22.00 per sq. ft. + janitorial & electric

**- WILL RENOVATE TO SUIT -**

**Gallina** DEVELOPMENT  
CORPORATION

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

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

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