

AVAILABLE FOR LEASE

1 East Avenue

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Rochester, NY 14604

Office • Retail

600 - 10,700 SF Spaces Available



LOCATION

One East Avenue is a mid-century modern office building located in downtown Rochester at the corner of East Avenue and Main Street.

SITE DESCRIPTION

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

BUILDING DESCRIPTION

- Eleven (11) story tower with a lower level and attached ground level retail space
- Building is 99,921 sq. ft.
- Total space available: 59,268 SF
- Minimum divisible: 3,000 SF
- Professional on-site property management and security service
- Renovated main lobby with Albert Paley sculpture
- Fiber internet service
- On site fitness center free to tenants

AVAILABLE SPACES

- 10,700 SF of available office space on the lower level of the building. Space is modified gross and is available now.
- 6,883 SF of available retail space on the 1st floor of the building.
- 7,535 SF of available office space on the 4th floor of the building.
- 600 SF of available office space on the 5th floor of the building.
- 7,585 SF of available office space on the 6th floor of the building.
- 7,535 SF of available office space on the 7th floor of the building.
- 7,585 SF of available office space on the 8th floor of the building.
- 7,585 SF of available office space on the 9th floor of the building.
- 7,585 SF of available office space on the 10th floor of the building.

EXPENSES

- Office Space: \$16.00 SF/Yr + janitorial

- WILL RENOVATE TO SUIT -

**Gallina DEVELOPMENT
CORPORATION**

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT

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