

FOR LEASE

3 CITY CENTER

180

SOUTH CLINTON AVENUE

Rochester, NY 14607



PROPERTY OVERVIEW

Centrally located at 180 South Clinton Avenue in Downtown Rochester, 3 City Center is a modern 200,000 square foot, 7 floor, Class A office building. Offering unparalleled visibility and convenience, 3 City Center is undergoing a multi-million dollar investment which will bring new amenities and design enhancements to the property. Features of 3 City Center include:

- + 3,500 - 120,000 square feet available for lease with suite sizes to accommodate a wide range of businesses
- + Highly efficient, open floor plates
- + Second floor enclosed bridge connection to Washington Square Parking Garage provides secure and comfortable access in inclement weather
- + Excellent visibility entering Downtown from I-490, and immediate expressway access in and out of Downtown
- + Central location offering highly convenient access and close proximity to numerous businesses and amenities
- + Superior exposure with 20,000 car daily traffic count on S. Clinton Ave



CONTACT US

120 Corporate Woods | Suite 210 | Rochester, NY 14623 | +1 585 240 8080 | twitter: @cbrerochester

MICHAEL FRAME

Managing Director
Licensed Real Estate Broker
+1 585 784 3622
michael.frame@cbre-rochester.com

ANGELO NOLE

Executive Vice President
Licensed Associate Real Estate Broker
+1 585 784 3637
angelo.nole@cbre-rochester.com

www.cbre.com/rochester

CBRE | Rochester

Part of the CBRE affiliate network

FOR LEASE 3 CITY CENTER

180
SOUTH CLINTON AVENUE
Rochester, NY 14607



BUILDING ENHANCEMENTS

180 South Clinton's new ownership group is making a multi-million dollar investment in the property designed to deliver a host of new building amenities, environmentally sound operating efficiencies, and architectural upgrades. Improvements will include:

- + Plans for a full service cafe/restaurant with outdoor seating
- + Tenant wellness / fitness center with locker and shower facilities
- + Zagster bike sharing on-site
- + Greelight fiber optic broadband service
- + Large common conference/training room
- + New contemporary entrance canopy
- + Upgraded exterior lighting package
- + Pylon sign on S. Clinton Ave with tenant signage
- + Upgraded exterior patio area with bike racks and improved landscaping and accessibility
- + On-site concierge and security service
- + Open stairway connecting the first and second floor lobbies with bridge to Washington Square parking garage
- + Conditioned storage space with loading dock access
- + New high performance glass for exterior windows, and building wide energy management system
- + RTS bus service stop in front of building



Proposed Restaurant



Main Entry Evening



© 2016 CBRE|Rochester. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

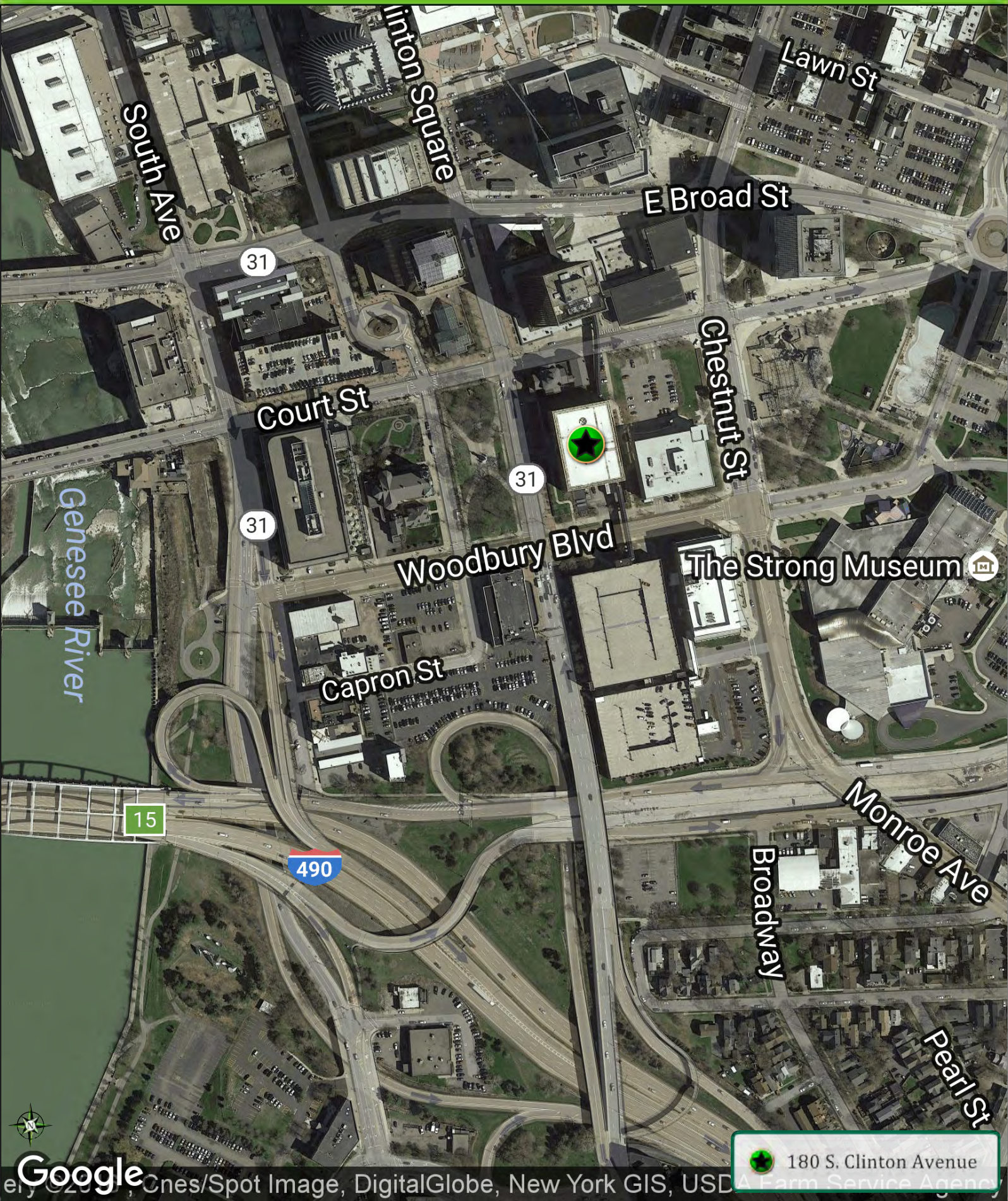
Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/rochester

CBRE | Rochester

Part of the CBRE affiliate network

3 CITY CENTER 180 S. CLINTON AVE



3 City Center

180 South Clinton Avenue

Executive Summary:

3 City Center is a strategically located 200,000 SF Class A Office Building located on South Clinton Avenue and highly visible as the 1st building one sees entering at Clinton Avenue off Rt 490, the gateway to the Downtown Central Business District. This very prominent seven story building offers office users a superior location, unparalleled visibility, and direct and easy access to the Washington Street ramp Parking Garage via an environmentally enclosed bridge. Three City Center is located at the epicenter of downtown near Tower 280, Geva Theater, the Strong Museum, Legacy Tower, Xerox Tower, Tower 280, BC/BS, etc, and across from Washington Square Park. Three City Center is currently undergoing a renaissance with the new ownership renovating the exterior façade with a new entrance canopy, the interior common areas, and connecting the building to the street making it a more lively and vibrant work environment.

Building Features:

3 City Center provides tenants with high quality office space in an ideal and accessible downtown Rochester setting. The building offers large, open floor plates (28,126 SF), enhanced and upgraded contemporary public space including a new open glass stairwell and glass wall providing inviting access to the second floor skyway bridge. Recent upgrades include new energy-efficient exterior glass, a building-wide energy management system and significant upgrades to public spaces throughout.

The recent renovations are being undertaken with a sustainable design approach, focusing on energy efficient upgrades, sustainable materials and increased daylighting for tenants.

Exterior Features

- New prominent contemporary lighted entrance and entrance canopy
- A large service area with loading/unloading capabilities.
- A fully accessible site with access to sidewalks, on-street parking and a large parking garage
- Upgraded landscaping and patio areas including site lighting, bike racks and other amenities.
- New, high performance glass throughout the Building for increased daylighting of interior spaces and energy efficiency
- Exterior tenant signage opportunities on a new large pylon sign along South Clinton Ave.
- RTS bus stop in front of the building provides easy access.

Interior Features

- Upgraded public spaces with bright, contemporary details and materials.
- A new open stair connecting the first and second floors lobbies and providing direct access to the skyway bridge.
- Five upgraded traction elevators. One with 4,000 pound capacity (combination passenger/freight)

Planned Amenities:

- Trendy Restaurant with outdoor seating at the southwest corner of the building.
- A common fitness center in basement with lockers, showers, and fitness equipment.
- Conditioned storage space in basement with direct access to the loading dock.
- New state of the art Simplex Grinnell Fire and Security System with secure key fob access.
- Onsite security person and concierge services (ie. package delivery) during normal business hours.
- Greenlight fiber optic broadband services are available to tenants.

Interior finishes throughout all public spaces and tenant areas shall be of a level of quality consistent with Class A office space.

- Flooring: New large format porcelain ceramic tile.
- Walls: A combination of painted gypsum board with wallcovering and wood paneling at accent locations.
- Ceilings: A combination of suspended grid ceilings, open ceiling sections (as desired) and gypsum board soffits and accents.
- Lighting: New LED lighting will be used throughout public space for general illumination and accent lighting.

Mechanicals:

The Building is heated and cooled with a closed loop, water source heat pump system, the most common and efficient HVAC system for Class A facilities in four season climates.

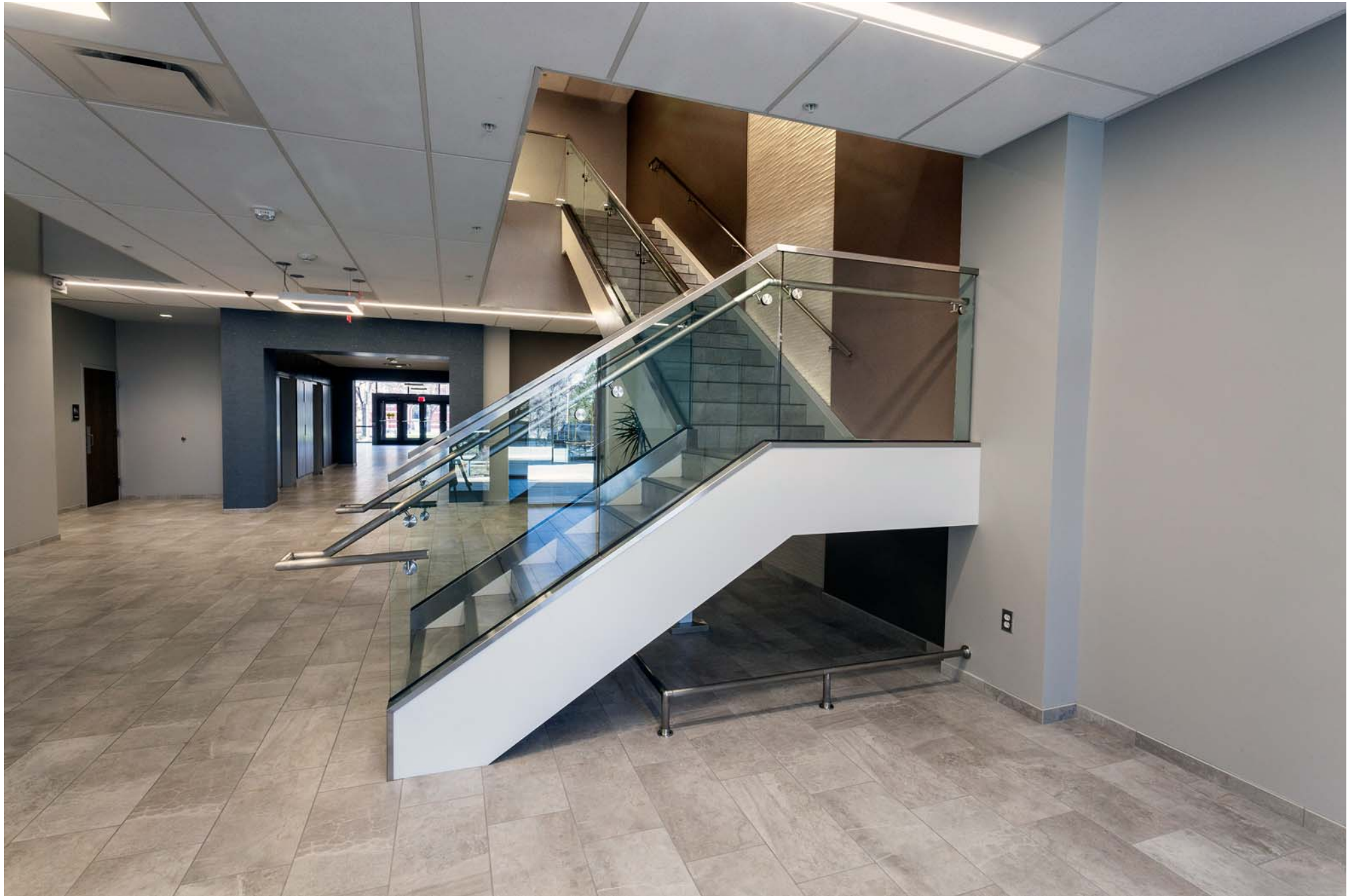


M&T Bank

3 CITY CENTER

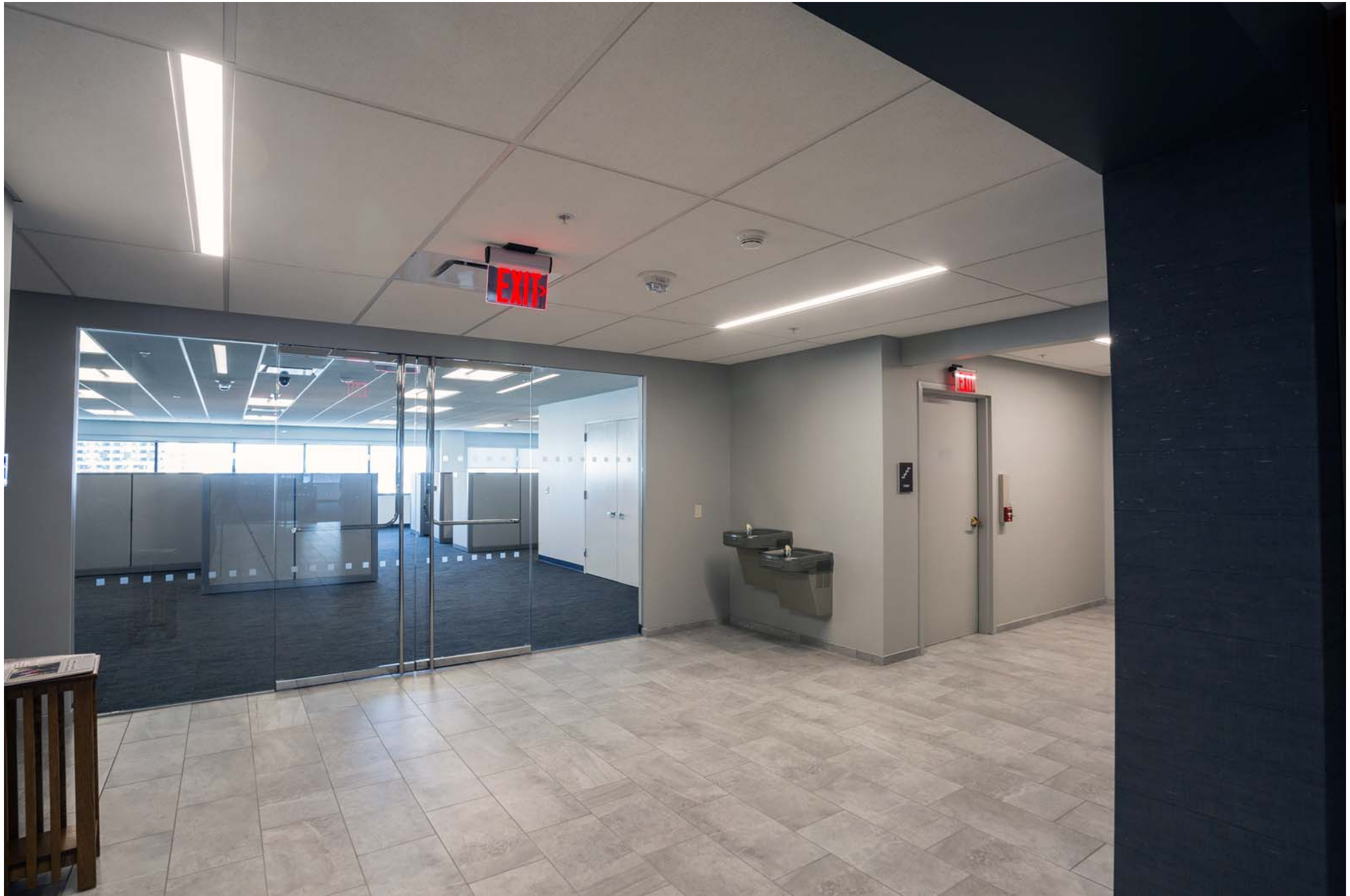














3 CITY CENTER

180 South Clinton Avenue



Main Entry



3 CITY CENTER

Main Entry Evening



3 CITY CENTER

Proposed Restaurant