

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 has undergone a multi-million dollar investment bringing 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



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BUILDING ENHANCEMENTS

180 South Clinton's new ownership group has made a 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 include:

- + "Native" a full service cafe/restaurant with indoor and outdoor seating as well as grab-and-go take out options
- + 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
- + High performance glass for exterior windows, and building wide energy management system
- + RTS bus service stop in front of building



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