

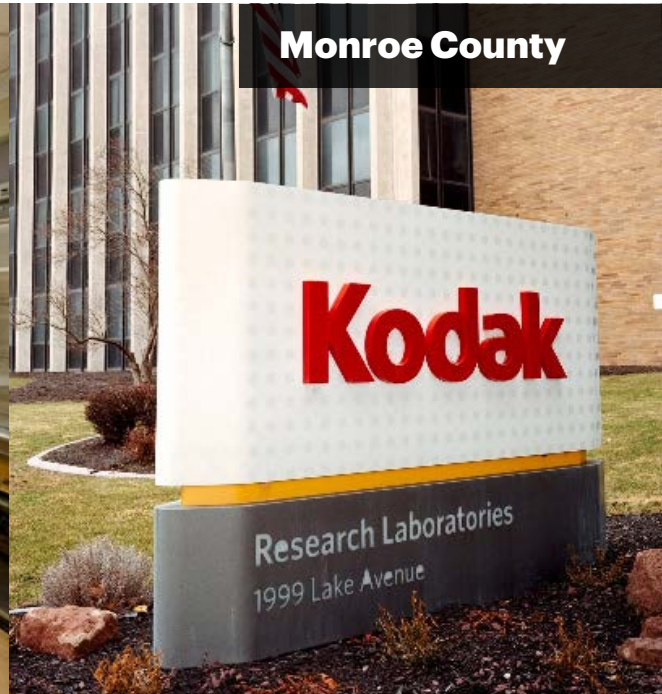


OFFICE/LABS FOR LEASE

Buildings 82A, B, C & D

1999 Lake Avenue, Rochester, NY

Monroe County



Offering Summary

Location	East Highway Access to I-390, I-590 & Route 104 (West Ridge Rd)
Building Size	Building has 4 sections (A, B, C and D) – 605,172 ft ²
Space Available (FT²)	Lab Space ~90K ft ² Adjacent Office Space ~49K ft ²
Price Per SF	
Building Construction	Exterior: Brick walls, Concrete & steel foundation, Block frame; Floor structure: Concrete Reinforced Slab; Roof: concrete w/stone ballast
Operating Expenses	CAM, taxes and building Insurance additional. Utilities & tenant space maintenance not included.
Zoned	Industrial
Ceiling Height	Various
Column Spacing	20 x 30

Eastman Business Park
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Property Overview

Research and Development, lab and office space available for lease. Located in Building 82 featuring a newly renovated lobby and full-serve cafeteria, conference room space, docks, freight elevators, ample adjacent parking

Area Amenities

Walking distance to Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center, 3.5 miles to City Center, 4.5 miles to Ontario State Park