



KODAK TOWER COMMONS

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ROCHESTER, NY 14650

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Executive Summary



OFFERING SUMMARY

Available SF:	3,000 - 300,000 SF
Lease Rate:	Starting at \$10.00 /SF/ yr [Gross]
Lot Size:	0.9 Acres
Year Built:	1915
Building Size:	404,313
Zoning:	CCD-R

PROPERTY OVERVIEW

Office space available in building 10 at Kodak Tower Commons with a total floor-plates of 32,000 sf. Multiple floors can be connected for larger users. Lease rates will be quoted on a fully gross basis, including rent, taxes, insurance, common area maintenance and utilities. Office areas as small as 3,000 square feet and as large as 300,000 square feet are available. Ability to reduce costs with shared amenities including Lobby/Reception area, Board/Common room, 50 seat Auditorium, Employee Lounge, Cafeteria, Fitness Center, Gymnasium and Racquetball Courts.

PROPERTY HIGHLIGHTS

- Become part of the new and exciting Kodak Tower Commons!
- Ability to accommodate large users in a convenient and vibrant city location.
- Reduced space and costs with shared amenities.
- Ample surface parking surrounding the complex.
- Anchored by Kodak, Monroe Community College and Carestream at this convenient downtown location.
- Brown's Race Historic District steps away, Pont De Rennes Bridge to High Falls overview.

Amenity Photos



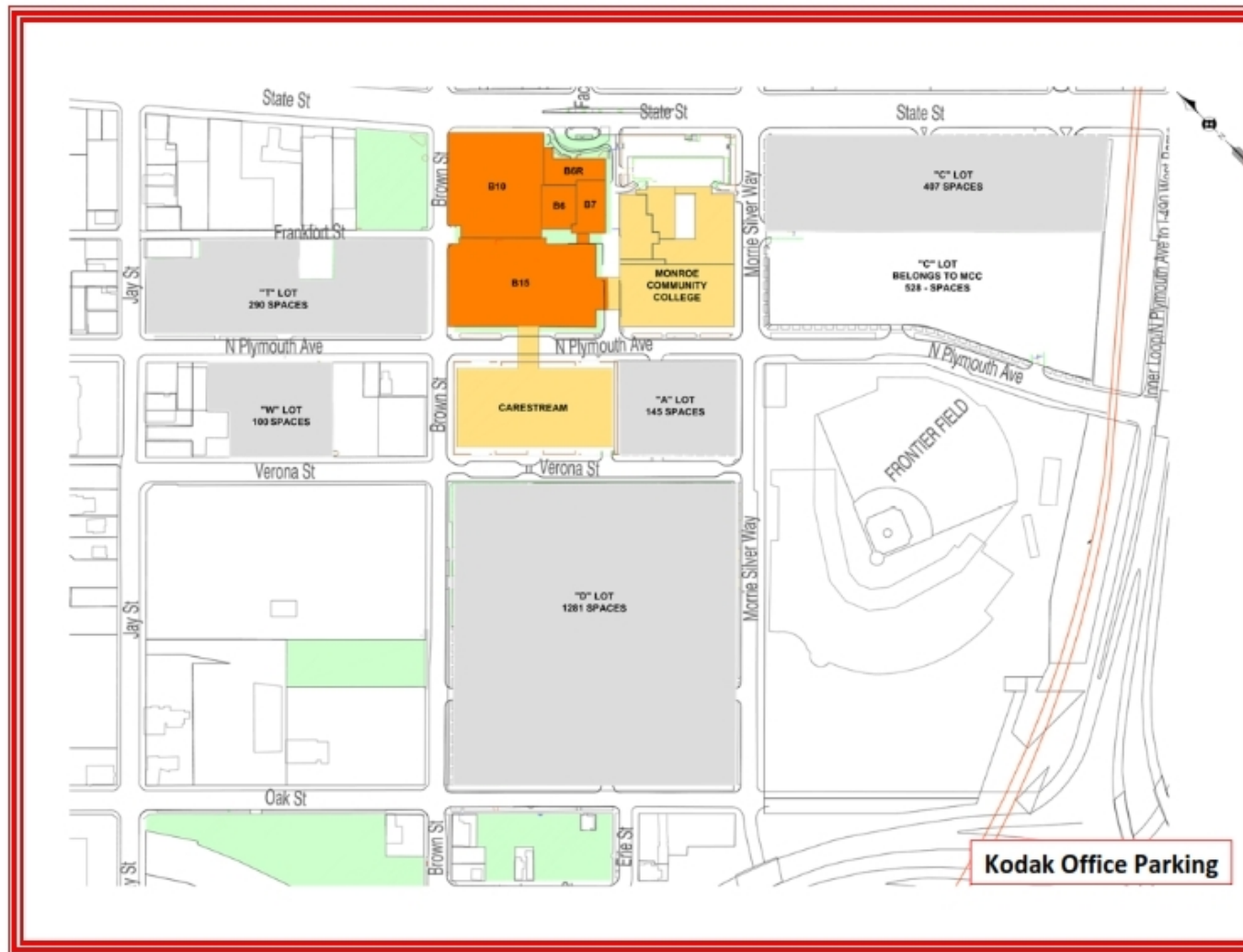
Amenity Photos



As Is Interior Photos



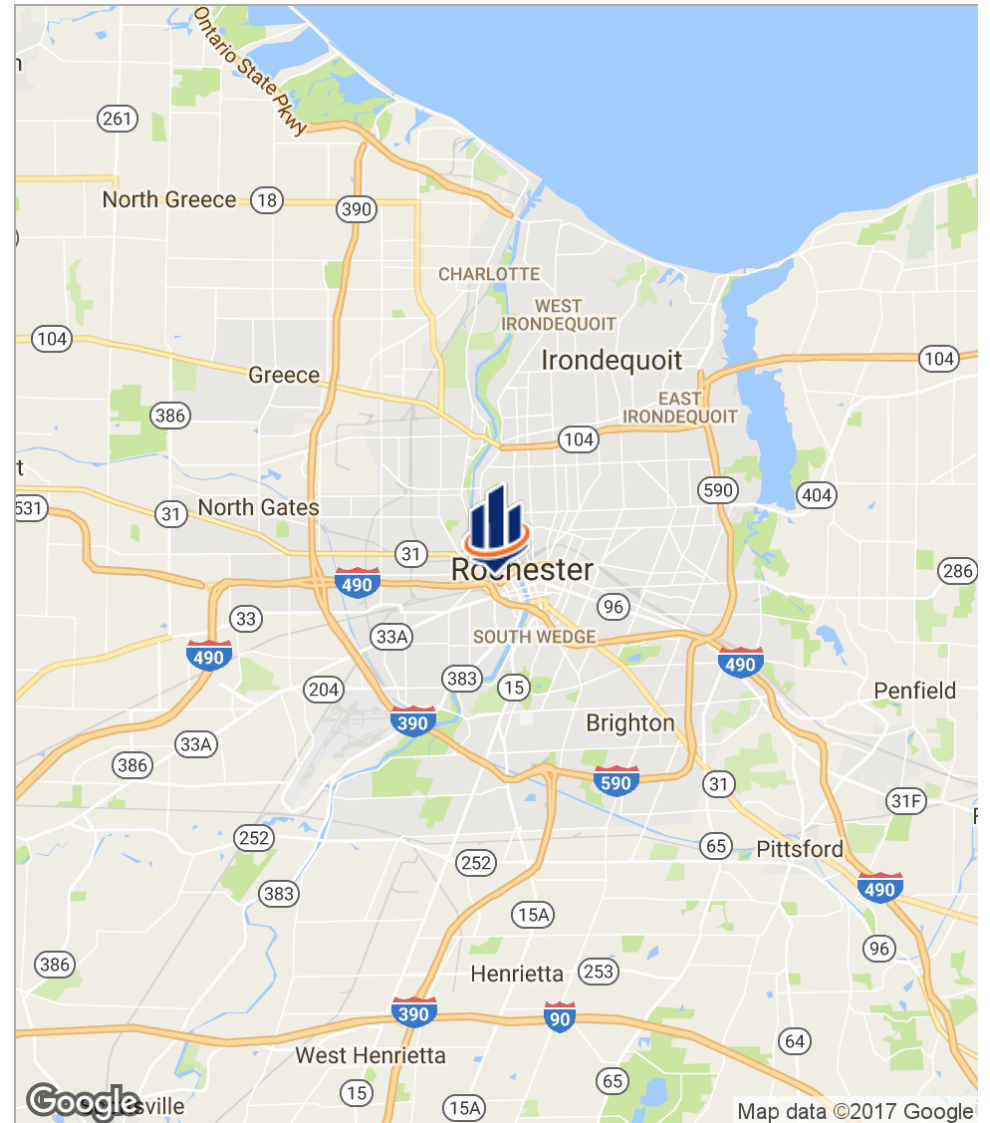
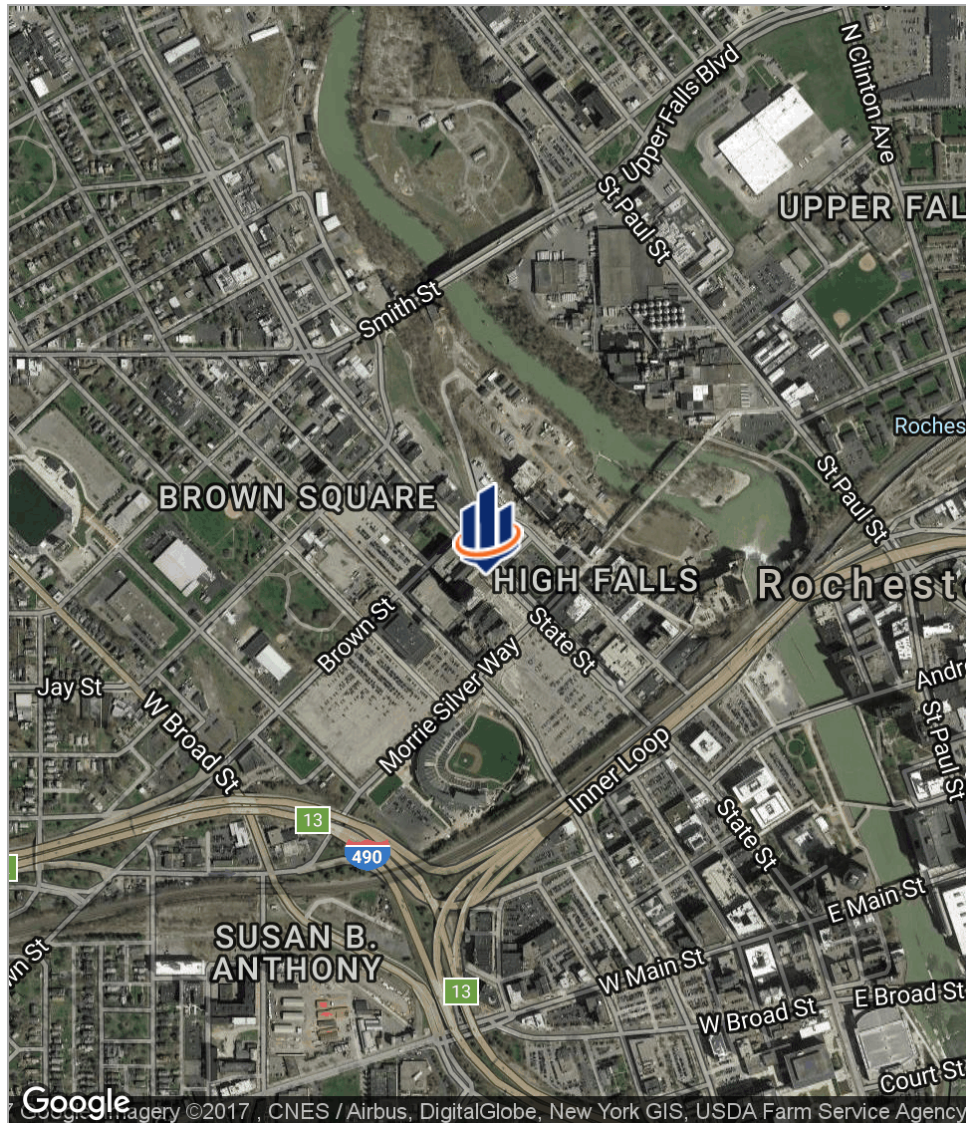
Parking Map



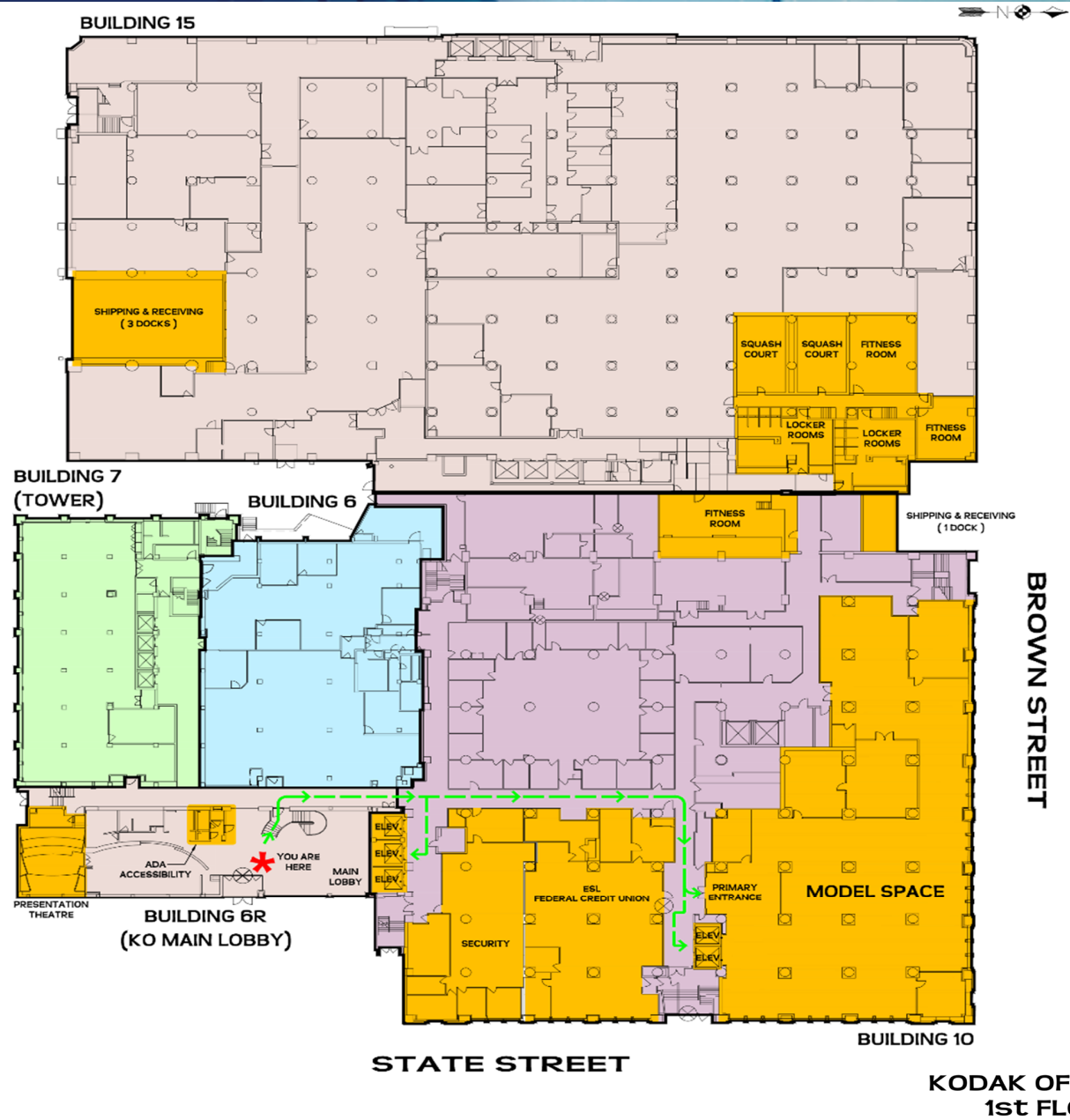
Area Stakeholder Map



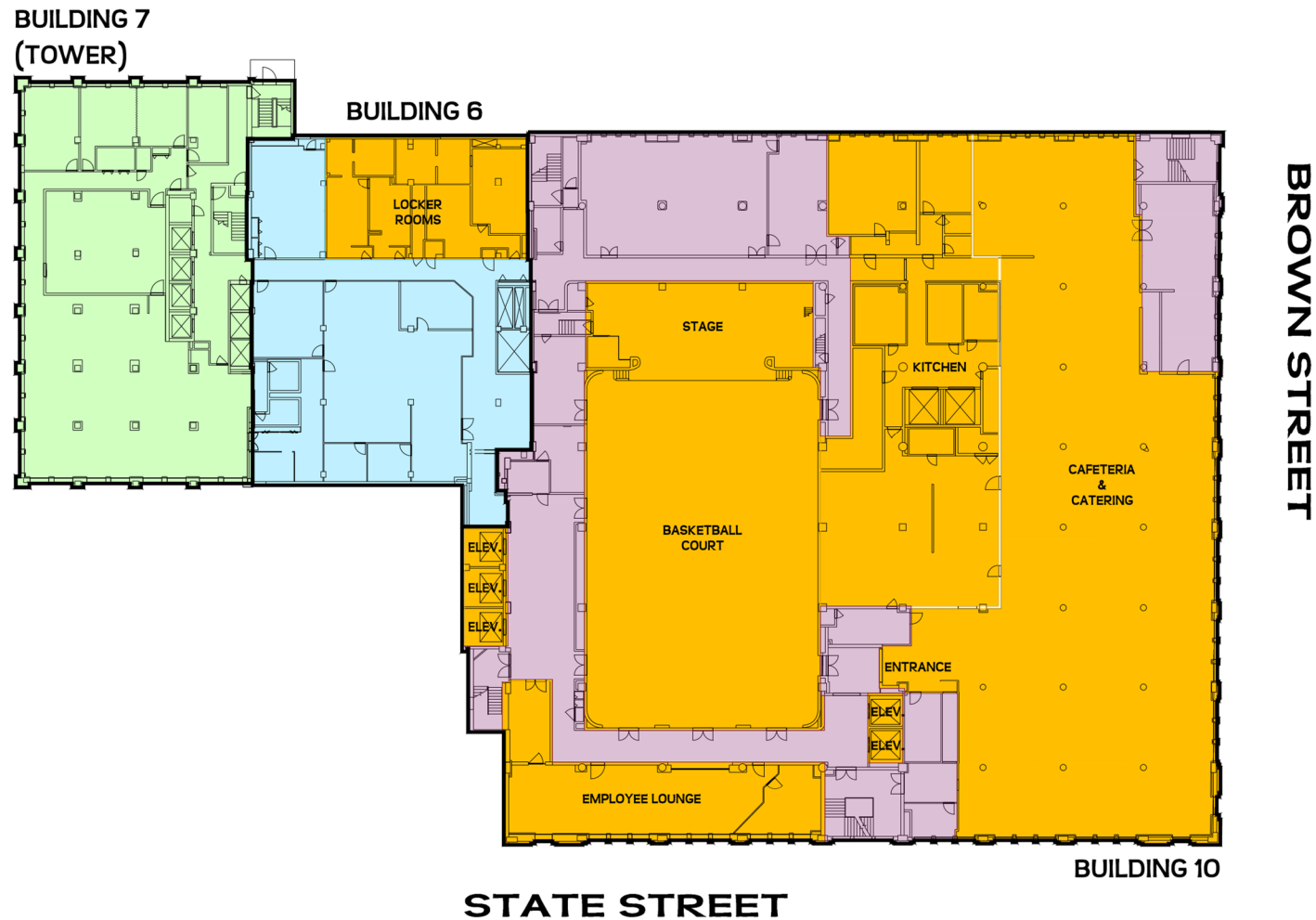
Location Maps



Building 10 Layout - 1st Floor



Building 10 Layout - 9th Floor



**KODAK OFFICE
9th FLOOR**