

HIGHPOINT

A MIXED-USE DEVELOPMENT



RETAIL



FedEx

WARHAMMER

LUMOS



THE
NORTH
FACE



NEON WAVE



STRETCH LAB

OLD PUEBLO GRILL

SHOPS & SERVICES



R+D BREWERY

NEW YORK BEER PROJECT

Consistent with Ontario County's focus on food technology, New York Beer Project will set new standards with their R&D brewery and brewer's lab at the new 14,500 square foot installation at High Point's fourth phase of retail. Its state of the art 3.5bbl pilot system will be visible to the public and its patrons alike featuring experimental batches which will include fresh fruits, honey, and maple syrup grown and harvested in Ontario County.

"The 'front door' to the Finger Lakes, Rochester is one of the best-kept secrets in New York State and across the country. Our pristine lakes and landscapes, four beautiful seasons, strong industries, and the brain power and talent pipeline of our colleges and universities are just a few of the reasons to love our region."

Robert J. Duffy
Co-Chair of Finger Lakes
Regional Economic
Development Council

MOST DYNAMIC RETAIL TRADE AREA IN UPSTATE NY

The North Face, RELAX The Spa, Starbucks, Olive Garden, Long Horn, FedEx, and new retailers opening Q1 2021. High Point sits across the street from the region's premier shopping mall.

1

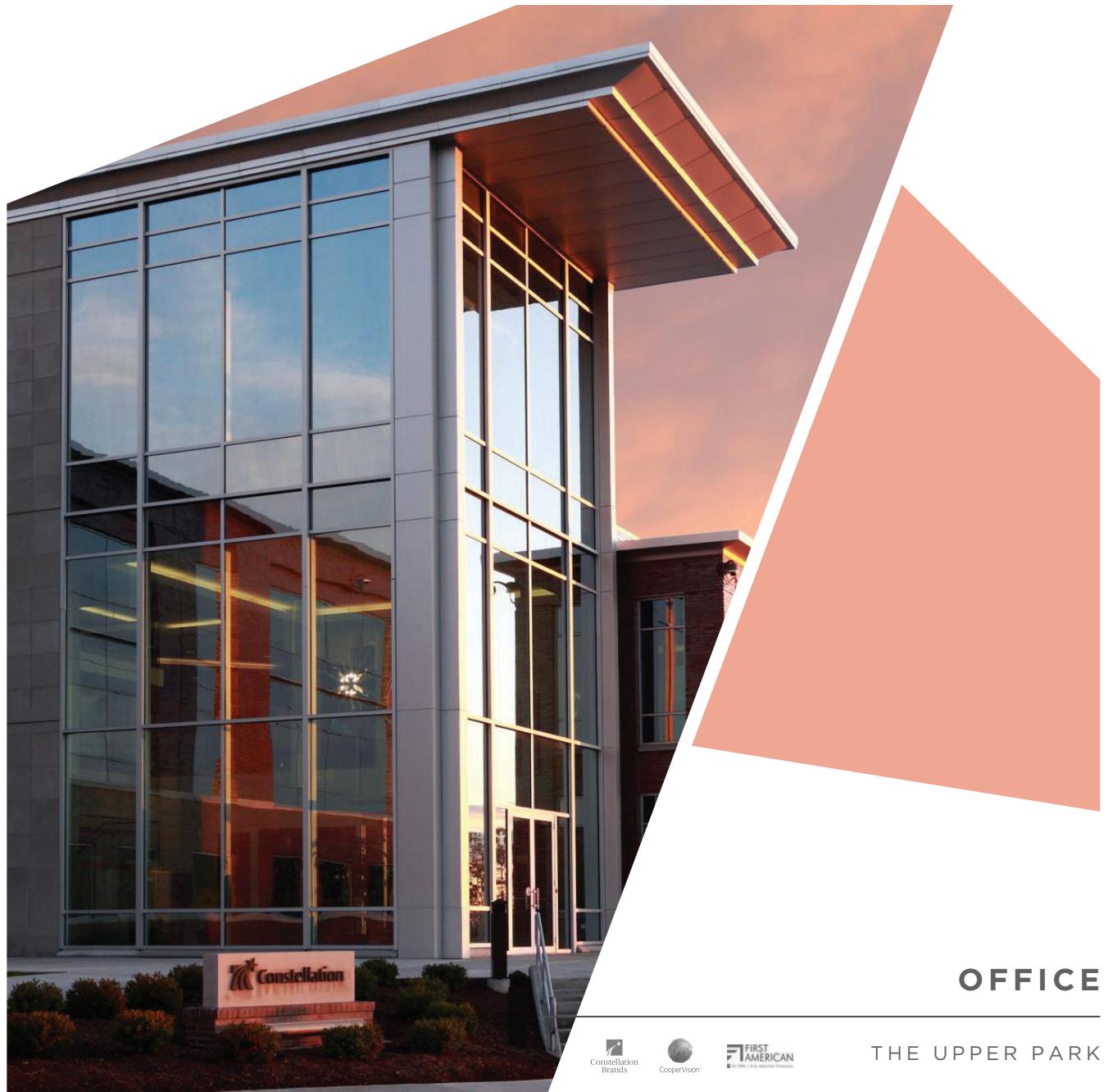
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3

4

High Point's specialty retail space is positioned on Route 96 with immediate access to I-490 and I-90, the perfect location to attract customers from the continuously growing metropolitan Rochester area and beyond. As a gateway to the Finger Lakes region, this area serves in excess of 2,000,000 tourists a year and a high concentration of Upstate New York's affluent households. The central location and quickly growing customer base make High Point an ideal spot for retail, dining, and residence.





Building 100



Constellation
Brands



CooperVision



FIRST
AMERICAN
THE HOME LENDER. THE HOME LENDER.

OFFICE

THE UPPER PARK



390,000 SQ. FT.

Leasable class-a office space across High Point's three signature buildings

5 SURFACE PARKING SPACES PER 1000 SQ. FT.

Additionally, each building features +/- 90 underground parking spaces



MAJOR EMPLOYERS

High Point has been specifically engineered to provide an unmatched quality of life for the thousands of employees that call the Upper Office Park home. It is our mission to create a pride of ownership within this employee base that translates to advanced recruiting and retaining of high quality team members.

Constellation
Brands

CooperVision

FIRST
AMERICAN
CORPORATION

The modern design of the Upper Park's buildings feature brick and glass facades that complement their surroundings and uniquely form a sense of place. High Point offers innovative office environments to support leading international companies, such as Constellation Brands.

AMENITIES

- TRAILS
- FITNESS FACILITIES
- ACCESS TO SOLAR TECHNOLOGY
- ON-CAMPUS SHOPS & SERVICES



READY TO WORK

Looped, fiber-optic telecommunications, available back-up electronic power, and direct access to state highways





As Ontario County's first luxury apartment offering, the Woods at Valentown was designed to reset residents' expectations to expect more.

STATS

- 14 BUILDINGS
- 294 APARTMENTS *STUDIO, 1+2 BR UNITS
- OVER 57 ACRES
- 83% GREEN SPACE



SOCIAL/ECONOMIC

Demographics of households positively affect school districts. Victor High school is ranked 69th in the state.



3

RESIDENTIAL | COMING SOON

LUXURIOUS & ECO-CONSCIOUS



NEON WAVE

A forward-thinking retailer whose commitment to environmental sustainability is as important as the product that lives within their store.

High Point's awareness of the demands on modern retailers has inspired the development of a highly sophisticated bricks-and-mortar product which allows these retailers to truly own their brand. Combined efforts aimed at improving the consumer experience both on-and-off site further allow our family of retailers to thrive.



HIGH POINT BARN

High Point's retailers have access to pop-up and event space as a built-in onsite amenity.



3

THE FARMHOUSE BREWERY

Paying homage to our region's rich agricultural roots, Farmhouse represents a true expression of craft.

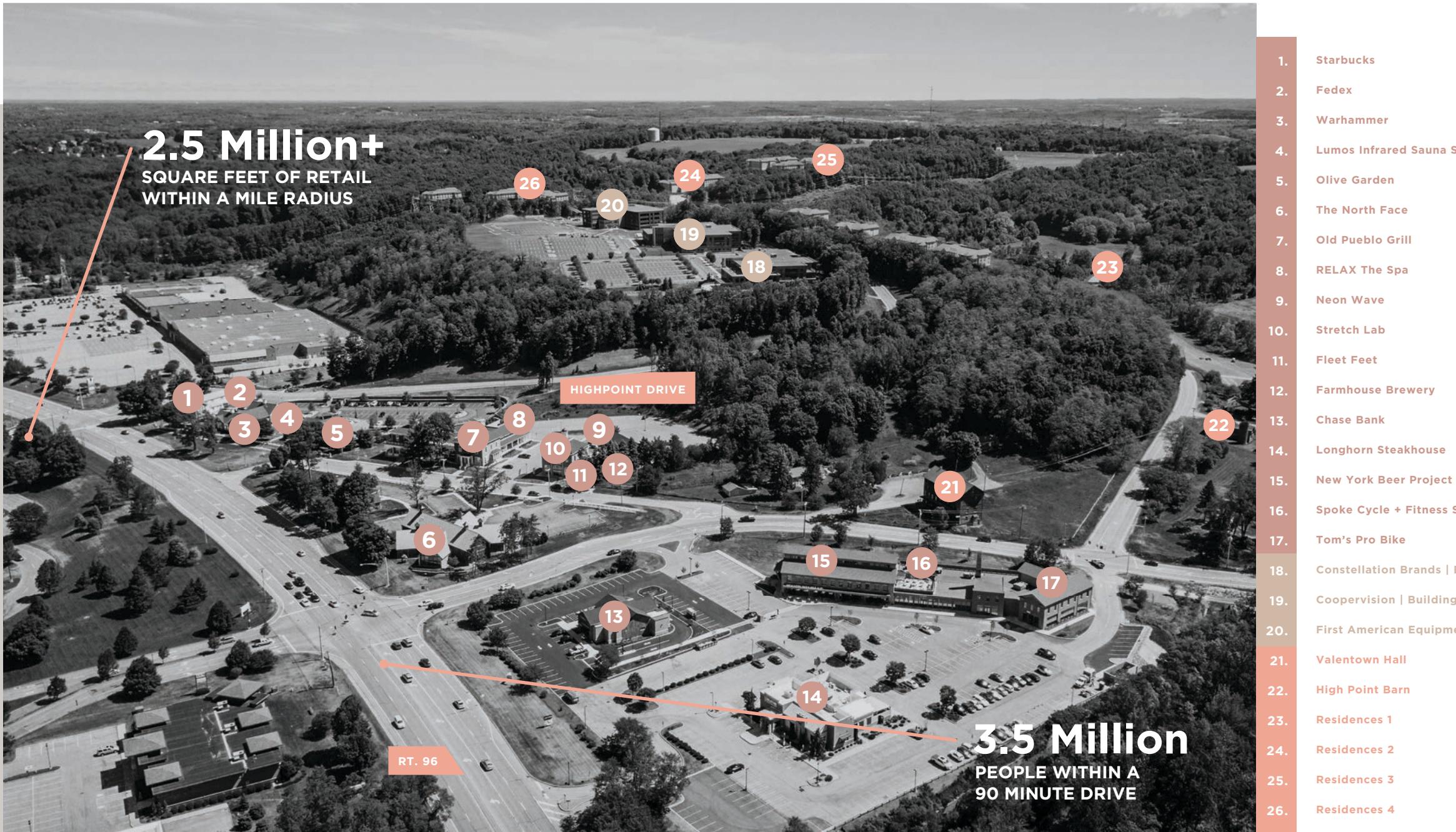
CELEBRATE THE SUN

High Point is committed to test and deploy state-of-the-art solar technology throughout its campus.



4

WHAT TO EXPECT



Studio
Building 100
200
ent Finance | Build
20
R
5
fr

