



am

eLogic

Logic

RIVERWOOD

TECH CAMPUS



gic

CROWN
CASTLE

RIVERWOOD

Building E offers a distinctive design that complements the iconic architecture of the original buildings while standing apart to forge its own identity. The steel construction and Low-E glass-clad exterior offer 360° views of the campus, including the Genesee River. Combining that Low-E glass with a state-of-the-art HVAC Building Management System allows Building E to meet some of the highest efficiency standards for heating and cooling. LED lighting and engineered light harvesting technology are used throughout the space, adding to the structure's high-efficiency nature.

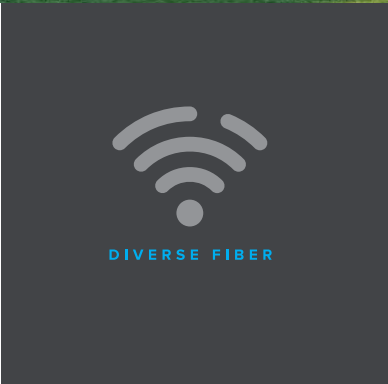
Collaboration areas are uniquely placed and provide a flawless transition from interior to exterior spaces, leading to increased creativity and motivation in the workplace. Our commitment to sustainability is reflected in the use of recycled materials during all phases of construction.



FREE P
P A R K I N G

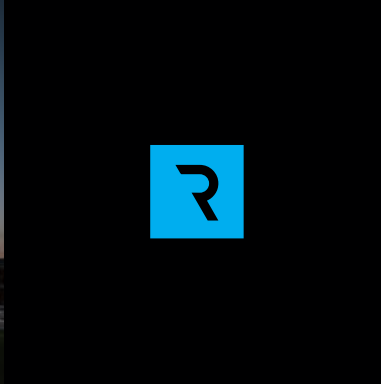


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A C R E S

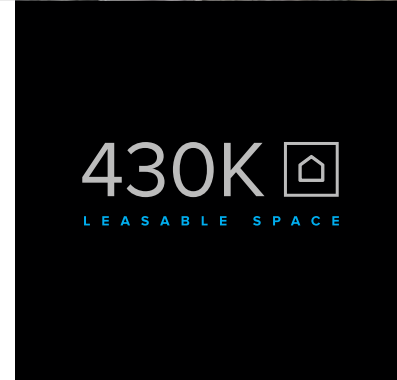


The green, park-like appeal of the site makes Riverwood Tech Campus an enjoyable working environment that enhances the architectural elements and creates a seamless indoors/outdoor relationship to the site. This character of the campus reflects on the focus of sustainable and environmentally-friendly business practice.

The driving force behind the design of Riverwood was originally influenced by the pioneering masters of modern architecture, Mies van der Rohe and Le Corbusier. Mies sought to create an influential twentieth-century architectural style, stated with extreme clarity and simplicity. Le Corbusier was a leading theorist and practitioner of modern functionalist design.



The steel and brick facade dramatically enhances the exterior of the building, while the perimeter of the campus consists of a high efficiency thermal glass pane system. Employees benefit from natural lighting on a daily basis while enjoying views of the river, wildlife habitat, and lush timberlands all year long. Visual access and proximity to green space help to restore the mind's ability to focus, contributing to improved performance in the workplace.





EXTERIOR AMENITIES

- Charging station in South A Parking Lot powered by EV Connect app
- Food truck pavilion coming soon outside North Lobby
- Hiking trails that wind along the Genessee River
- Bike storage and workspace pavilion



Boat & dock launch



Green rooftop



Onsite organic garden



Redundant fiber



Surface parking



Loading docks



INTERIOR AMENITIES

- Fitness facilities, gym, yoga studio, and locker rooms available to all tenants
- Collaboration zones including digital resources, phone booths, and seating
- Market center with self serve fresh food stocked daily

RIVERWOOD PROVIDES AN UNMATCHED QUALITY OF LIFE FOR YOUR EMPLOYEES AND FLEXIBLE FLOOR PLANS ALLOWING FOR EASE OF EXPANSION.





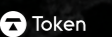




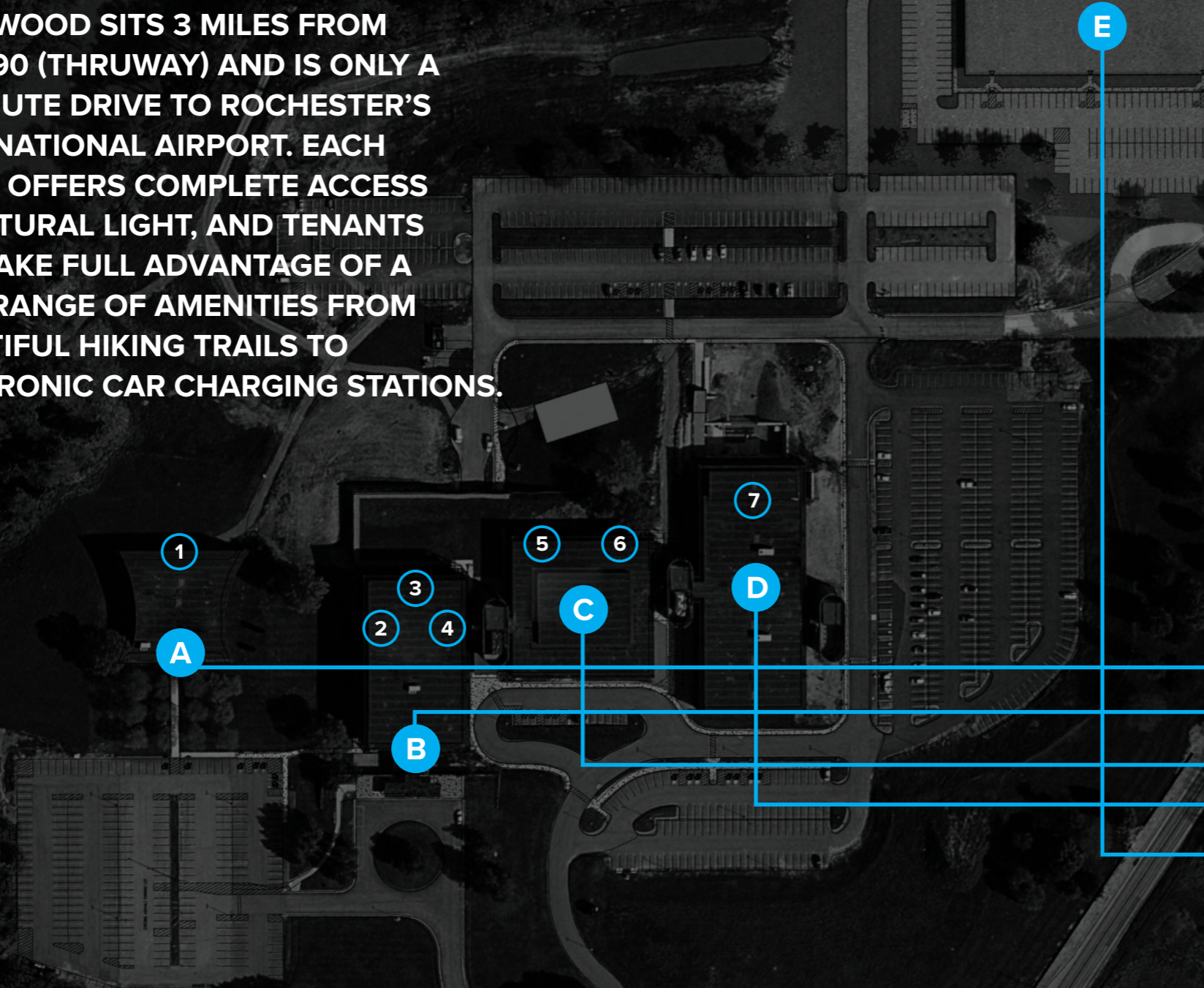
The greater Rochester area is home to more than one million people, making it the third-largest metropolitan area in New York State. Riverwood campus is about six miles from downtown Rochester—just minutes away if you want to explore and enjoy the city’s entertainment, cultural, and employment opportunities. If you’re seeking a dynamic environment, Rochester offers a perfect setting—it’s large enough to provide the dining and night life opportunities you might expect in a bigger city, yet small and friendly enough to be inviting and accessible. In fact, Rochester was rated sixth overall in the “best places to live” category by Places Rated Almanac.

Technology, communications, optics, research, and manufacturing companies, including many Fortune 500 companies, choose Rochester as their base of operations. The city has more than 4,000 exporting companies. The presence of Xerox Corp., Bausch & Lomb, Inc., Paychex Inc., Frontier Corp., Eastman Kodak Co., and other national and international firms make Rochester a great place to learn about the world of business. In addition, these firms and other Rochester companies offer excellent co-op and permanent employment opportunities.

RIVERWOOD SITS 3 MILES FROM NYS I-90 (THRUWAY) AND IS ONLY A 12 MINUTE DRIVE TO ROCHESTER'S INTERNATIONAL AIRPORT. EACH SPACE OFFERS COMPLETE ACCESS TO NATURAL LIGHT, AND TENANTS CAN TAKE FULL ADVANTAGE OF A WIDE RANGE OF AMENITIES FROM BEAUTIFUL HIKING TRAILS TO ELECTRONIC CAR CHARGING STATIONS.

Riverwood Tech
Campus Tennants

- 1  INNOVATIVE
- 2  eLogic
- 3  amli
- 4  PHAROS
- 5  Token
- 6  CROWN CASTLE
- 7  ALSTOM



Riverwood Tech Campus Leasable Space

	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL SQ FT
BUILDING A	23,292 SQ FT	14,865 SQ FT	N/A	N/A	38,157 SQ FT
BUILDING B	39,286 SQ FT	23,526 SQ FT	23,988 SQ FT	23,988 SQ FT	110,788 SQ FT
BUILDING C	30,371 SQ FT	27,981 SQ FT	27,981 SQ FT	N/A	86,333 SQ FT
BUILDING D	42,842 SQ FT	35,940 SQ FT	35,940 SQ FT	N/A	114,722 SQ FT
BUILDING E	N/A	40,000 SQ FT	40,000 SQ FT	N/A	80,000 SQ FT

Total: 430,000 SQ FT