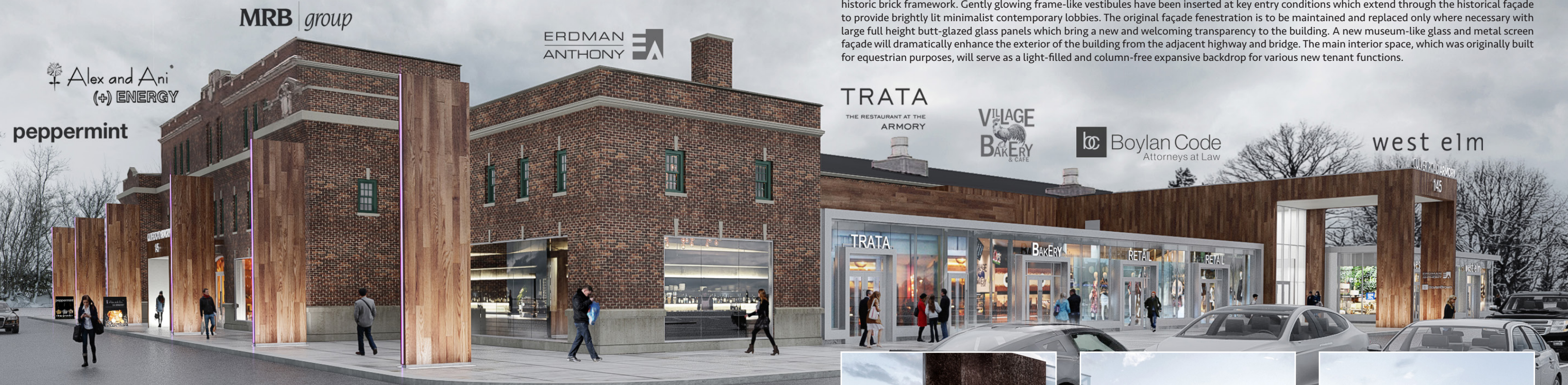


145 CULVER ROAD ARMORY

* PREMIUM OFFICE & CONTEMPORARY RETAIL SPACES *

The innovative vision of the new Culver Road Armory creates a compelling and unique 100,000 sq. ft. product with cutting-edge design elements. This well recognized and prominently located Rochester landmark will bring together a diverse and creative tenant base which when aligned, will make the new Armory and its iconic presence a destination for many years to come. Our goal is to offer a modern, high-end design environment with an emphasis on creativity so distinctive, users feel an acute empathy toward the building.

The success of the design has been our ability to achieve the look and feel of a contemporary art museum within the original beauty of the monumental historic brick framework. Gently glowing frame-like vestibules have been inserted at key entry conditions which extend through the historical façade to provide brightly lit minimalist contemporary lobbies. The original façade fenestration is to be maintained and replaced only where necessary with large full height butt-glazed glass panels which bring a new and welcoming transparency to the building. A new museum-like glass and metal screen façade will dramatically enhance the exterior of the building from the adjacent highway and bridge. The main interior space, which was originally built for equestrian purposes, will serve as a light-filled and column-free expansive backdrop for various new tenant functions.



CULVER ROAD ARMORY

H I S T O R Y R E - D E F I N E D

PREMIUM OFFICE & CONTEMPORARY RETAIL SPACES | ROCHESTER, NEW YORK



Building II

Building I

Building III



40,000*
PEOPLE WITHIN 3 MINUTE DRIVE

05*
MINUTES FROM DOWNTOWN

100,000*
CARS PER DAY PASS BY ON ROUTE 490

90*
YEARS OF HISTORY

CULVER ROAD



Building III

WHITNEY BAIRD ASSOCIATES, LLC | 205 ST PAUL STREET, SUITE 200 | ROCHESTER, NY 14604 | 585.232.5030 | www.culverroadarmory.com | fredr@rainaldibros.com

Building III

145 CULVER ROAD ARMORY ROCHESTER NEW YORK

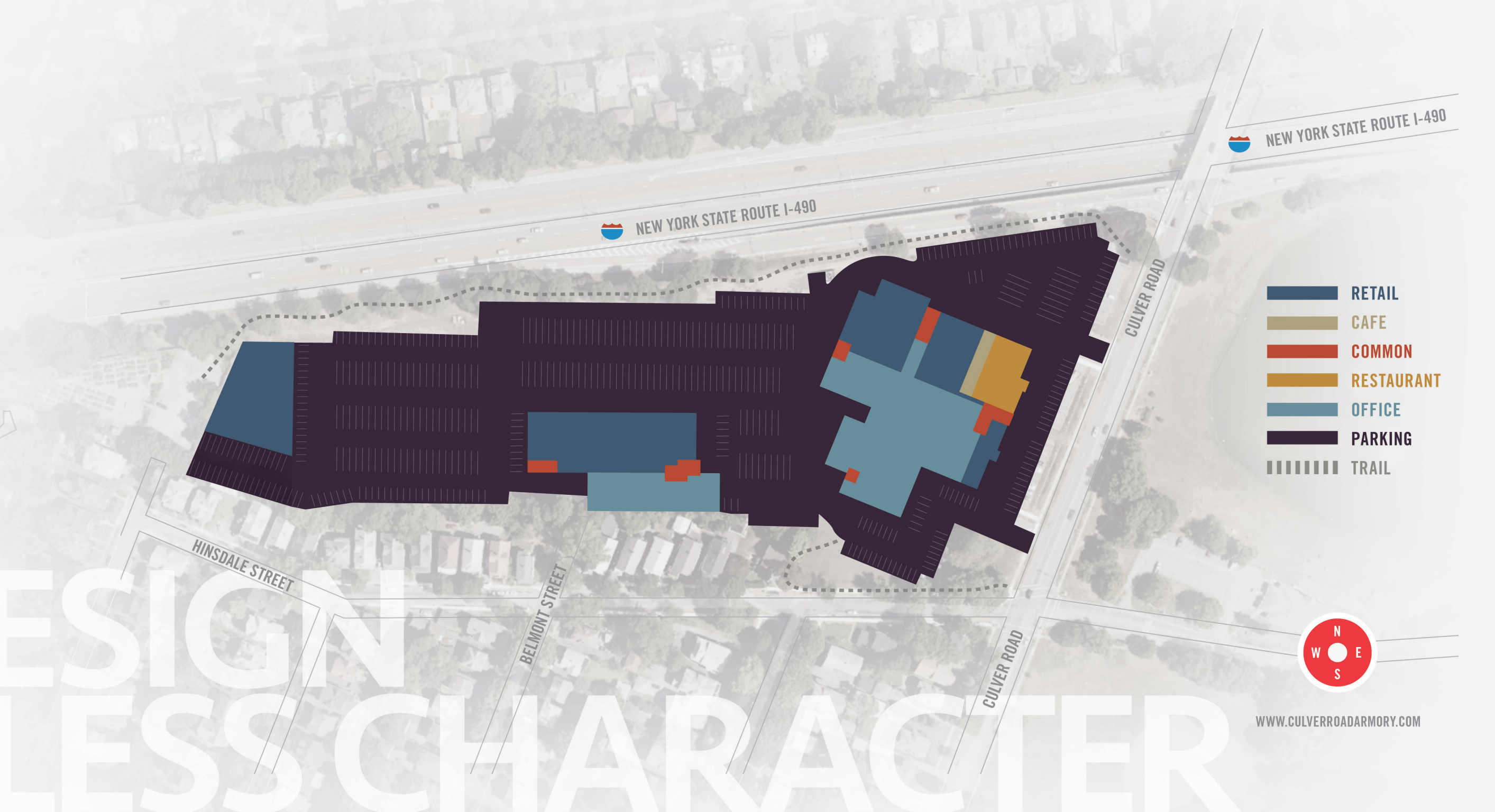
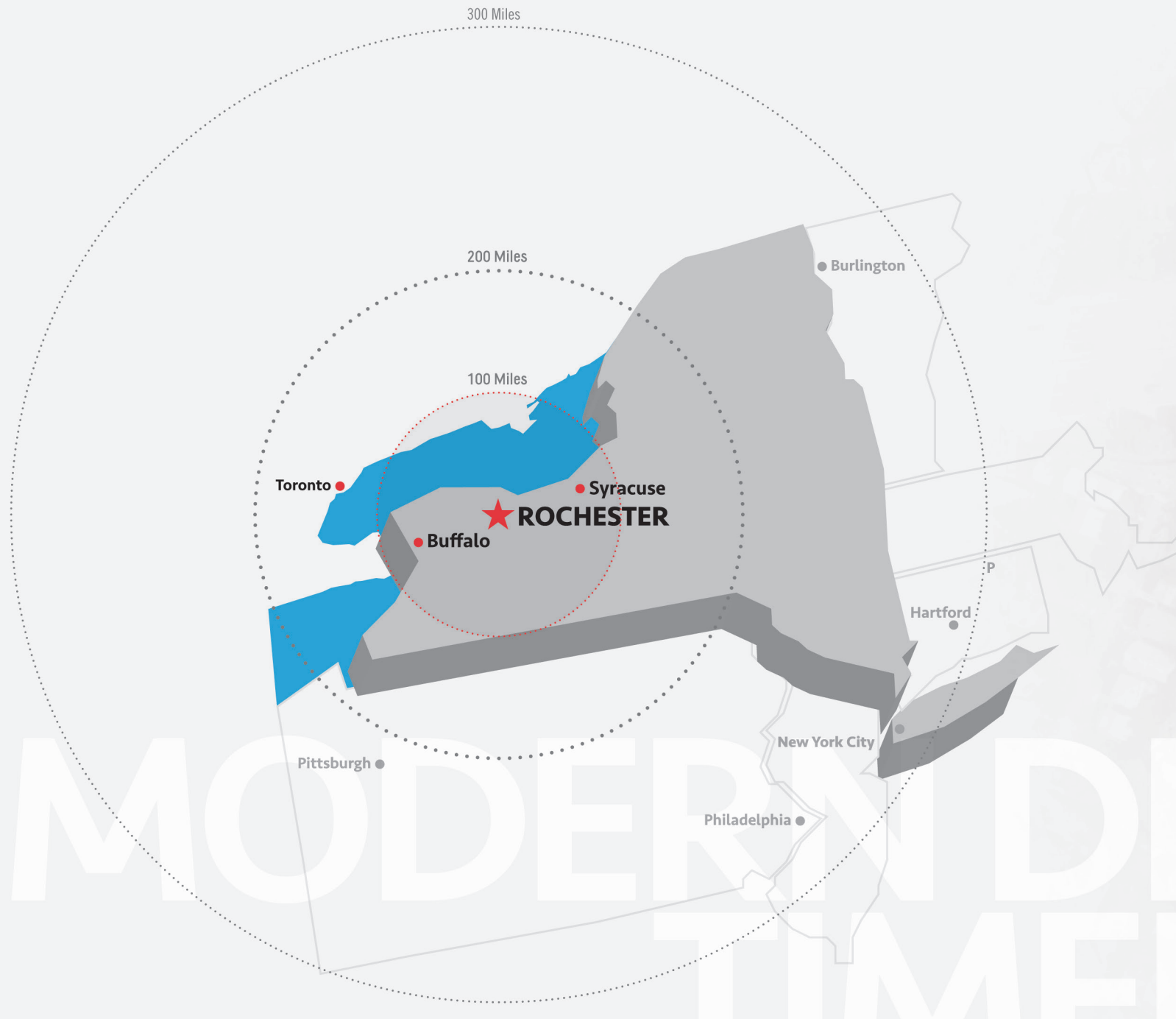
Rochester is a community of more than one million people located in the heart of upstate New York. Toronto, Buffalo and Syracuse are within 100 miles. New York City, Philadelphia, Pittsburgh, Washington DC and Cleveland are less than 300. With 7% of the world's fresh water supply, four classic seasons, and more than one third of the combined population of the U.S. and Canada within 500 miles, the Rochester region offers an array of lifestyle choices. Corporate headquarters for Eastman Kodak, Xerox, Constellation Brands, Paychex, Wegmans Food Markets and Bausch + Lomb as well as seven area colleges and universities are thriving in the area due to a highly educated, resilient workforce. Built on innovation and excellence, Rochester is a city with major market appeal minus the major market expense.

* JOIN THESE RETAILERS FOR A NEW SHOPPING EXPERIENCE AT THE ARMORY:



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