

ONE
HSBC
PLAZA



100 CHESTNUT STREET :: ROCHESTER, NEW YORK 14604

BENDERSON
DEVELOPMENT
www.benderson.com

Building lights at night
illuminate the city skyline

ONE HSBC PLAZA

PROPERTY INTRODUCTION

One HSBC Plaza is ideally located in the heart of Rochester's Central Business District. This prime location provides tenants easy access to major highways and public transportation; proximity to downtown shops, restaurants and government offices; as well as some of the best views available in the city.

The building is adjacent to Manhattan Square Park, a popular gathering place featuring an ice skating rink in the winter which doubles as a reflecting pool with fountains in the summer; benches and picnic tables for lunchtime leisure; and an amphitheater for outdoor events and concerts.

Office space at One HSBC Plaza offers competitive, full-service rental rates that include an impressive array of amenities. From full-service dining and catering to meeting rooms including a 210-seat auditorium and state-of-the-art Internet connectivity, you'll find everything to create a professional, high-tech experience for your employees and clients.

As part of a complete renovation, the building was updated with attractive designer interiors. The column-free, office floor plates allow for maximum flexibility in configuring and customizing space to suit the needs of the most discerning tenants.

the best views available in the city

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ONE
HSBC PLAZA

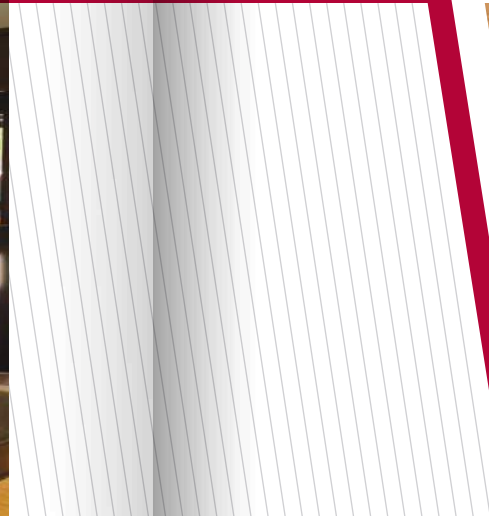


- Meeting rooms, including a 210-seat auditorium, available free of charge to tenants
- Full-service café offering breakfast, lunch and catering
- Large dining room area overlooking a beautiful garden atrium with outdoor seating
- Ample, on-site, garage and surface lot parking
- 24-hour, on-site, manned security; common areas monitored by closed circuit cameras
- Day Porters and Day Matrons to service your janitorial needs
- Full-service bank located on first floor
- Discount membership for tenants at nearby fitness club

**WORLD-CLASS
AMENITIES**

PROPERTY HIGHLIGHTS

- Centrally located in the heart of Downtown Rochester's business district
- Adjacent to all the amenities of Manhattan Square Park
- Easily accessible to all major highways including the Inner Loop and I-490
- Panoramic views of the city skyline and Monroe County
- RTS suburban commuter bus stops ("Park & Ride") directly across the street
- Superior Benderson ownership, build-out services and management



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ONE
HSBC PLAZA

**BENDERSON
DEVELOPMENT**



BUILDING FEATURES

- 21-story Class A landmark office building prominently located on the Rochester skyline
- Elegantly renovated common areas with designer finishes
- Column-free floor plates that offer maximum efficiency of space
- State-of-the-art Internet access including DSL, Fiber Optics, Cable and wireless services
- 6 Elevator cabs (5 passenger, 1 freight) each having a capacity of approximately 2,500 lbs.
- Net leasable space: 301,072 square feet



FULL-SERVICE LEASE INCLUDES

- Electricity and Water
- Real Estate Taxes
- Building Insurance
- HVAC and Building Maintenance
- On-Site Management
- 24-Hour On-Site Security
- Cleaning and Janitorial Services

BENDERSON DEVELOPMENT

Benderson Development has been a leading force in commercial real estate development for more than 65 years. The company owns and manages over 900 properties encompassing more than 40 million square feet in 38 states. The diverse Benderson portfolio includes retail, office, industrial, hotel, residential and land holdings. Founded by Nathan Benderson in 1949, Benderson Development has grown to become one of the largest privately held real estate development companies in North America.

Lead by a skilled management team who collaborate freely and effectively to cultivate the company's extensive portfolio, Benderson is known for its financial stability, award-winning property management, and its ability to transform properties into highly successful ventures. It has been a pioneer in the development of major office parks and shopping centers across the country.

Benderson has long possessed one of the industry's most enviable track records when it comes to leasing. The company prides itself on providing each tenant with an appropriate and attractive environment conducive to its individual business needs. Its reputation for service to tenants is unparalleled.

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