

# The Metropolitan

Downtown Office Sublease

1 S. Clinton Ave  
Rochester, NY 14604

**Fully Furnished Office Space Available For Immediate Occupancy**



## Offering Overview

Up to 84,316 square feet of modern office space in The Metropolitan available for sublease. Turnkey space is move-in ready, featuring a mix of private offices and open work areas, and collaboration spaces offering a panoramic view of Downtown, and a large cafe/lounge area. All furniture, fixtures, appliances are available and included in rent. Negotiable parking at Stone Street Garage.

## Offering Details

- + 5,000 - 84,316 Square Feet
- + Furniture Included and Available For Immediate Occupancy
- + Primary Lease Expiration 12/31/2029
- + Sublease Rate: \$14.00/sf Full Service



# Office Sublease

- + Up To 84,316 Square Feet Available For Sublease, (Space May Be Demised To 5,000 Square Feet)
- + Sublease Space Comprised of Floors 11 - 16, Approximately 14,000 Square Feet Per Floor
- + Primary Lease Expiration Date 12/31/2029
- + Attractive Sublease Rate \$14.00/sf Full Service Includes Furniture and A/V Equipment.
- + Negotiable Parking At Stone Street Garage
- + Building Amenities Include: Greenlight Fiber Optic internet, 24 Hour Doorman, Drive-Up Loop, Bar Bantam Kitchen & Cocktails, High-End Apartments

## Contact Us

### Alex Amorese

+1 585 784 3621

[alex.amorese@cbre-rochester.com](mailto:alex.amorese@cbre-rochester.com)

Licensed Real Estate Salesperson

### Angelo Nole

+1 585 784 3637

[angelo.nole@cbre-rochester.com](mailto:angelo.nole@cbre-rochester.com)

Licensed Associate Real Estate Broker

### Courtney Janto

+1 585 559 4150

[courtney.janto@cbre-rochester.com](mailto:courtney.janto@cbre-rochester.com)

Licensed Real Estate Salesperson

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

### CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

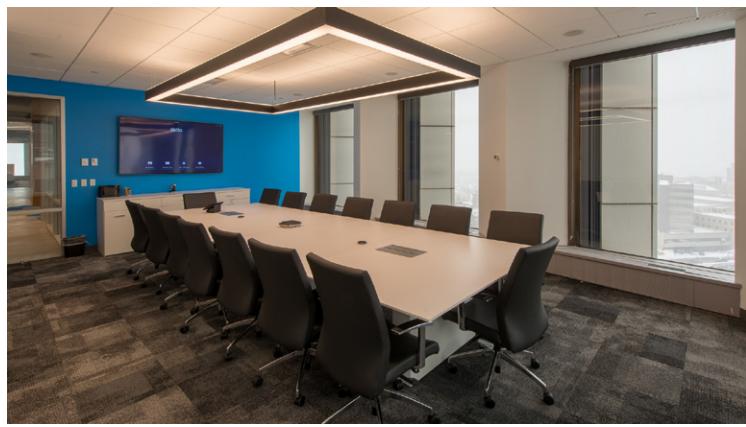
+1 585 240 8080

[www.cbre.com/rochester](http://www.cbre.com/rochester)

# The Metropolitan

1 S. Clinton Ave | Rochester, NY 14604

For Sublease



## Contact Us

### Alex Amorese

+1 585 784 3621

[alex.amorese@cbre-rochester.com](mailto:alex.amorese@cbre-rochester.com)

Licensed Real Estate Salesperson

### Angelo Nole

+1 585 784 3637

[angelo.nole@cbre-rochester.com](mailto:angelo.nole@cbre-rochester.com)

Licensed Associate Real Estate Broker

### Courtney Janto

+1 585 559 4150

[courtney.janto@cbre-rochester.com](mailto:courtney.janto@cbre-rochester.com)

Licensed Real Estate Salesperson

### CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

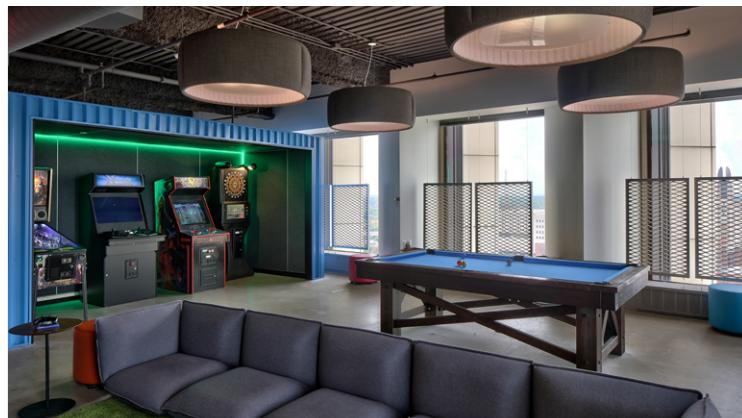
[www.cbre.com/rochester](http://www.cbre.com/rochester)

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK

# The Metropolitan

1 S. Clinton Ave | Rochester, NY 14604

For Sublease



## Contact Us

### Alex Amorese

+1 585 784 3621

[alex.amorese@cbre-rochester.com](mailto:alex.amorese@cbre-rochester.com)

Licensed Real Estate Salesperson

### Angelo Nole

+1 585 784 3637

[angelo.nole@cbre-rochester.com](mailto:angelo.nole@cbre-rochester.com)

Licensed Associate Real Estate Broker

### Courtney Janto

+1 585 559 4150

[courtney.janto@cbre-rochester.com](mailto:courtney.janto@cbre-rochester.com)

Licensed Real Estate Salesperson

### CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

[www.cbre.com/rochester](http://www.cbre.com/rochester)

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK