

# Times Square Building

## 45 – 47 Exchange Boulevard



moore corporate real estate



### Highlights & Details

#### Times Square Building

- 12-Story Art Deco Office Tower
- Ralph Thomas Walker – Architect
- Highlighted by the Wings of Progress
- Total Tower SF: 110,820 SF
- City Landmark Designation
- National Register of Historic Places

## FOR SALE: 12 – STORY ART DECO OFFICE TOWER

- **Address:** 45 – 47 Exchange Boulevard, Rochester, New York 14614
- **Town/County:** City of Rochester, County of Monroe
- **Zoning:** CCD-M (Center City Main Street)
- **Year Built:** 1929
- **Lot Size:** 0.24 Acres – Corner of Exchange Blvd & West Broad St
- **Sale Price:** **\$3,750,000**
- **Total Taxes:** \$39,174.87 (Tax ID: #121.30-1-29)
- **Complex Size:** 110,820 Total Gross Square Feet (includes 2-level mezzanine area)  
Average RSF Floor Plate: 9,300 SF  
Average USF Floor Plate: 8,300 SF
- **Elevator:** Schindler, 3 – Passenger & 1 – Non-functioning Freight
- **Parking:** Nearby, street, surface lot and parking garages available
- **Signage:** Monument signage available
- **Financials:** Income & Expense Reports and Rent Rolls available upon request
- **Redevelopment:** Opposite Blue Cross Arena & Constellation Brands new corporate HQ  
Property is adjacent to the City's ROC the Riverway Project.
- **Description:** Iconic Art Deco office building designed by prominent NYC architect Ralph Thomas Walker. The building is uniquely identified by the rooftop Wings of Progress. Landmark building featured in Rochester skyline.

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