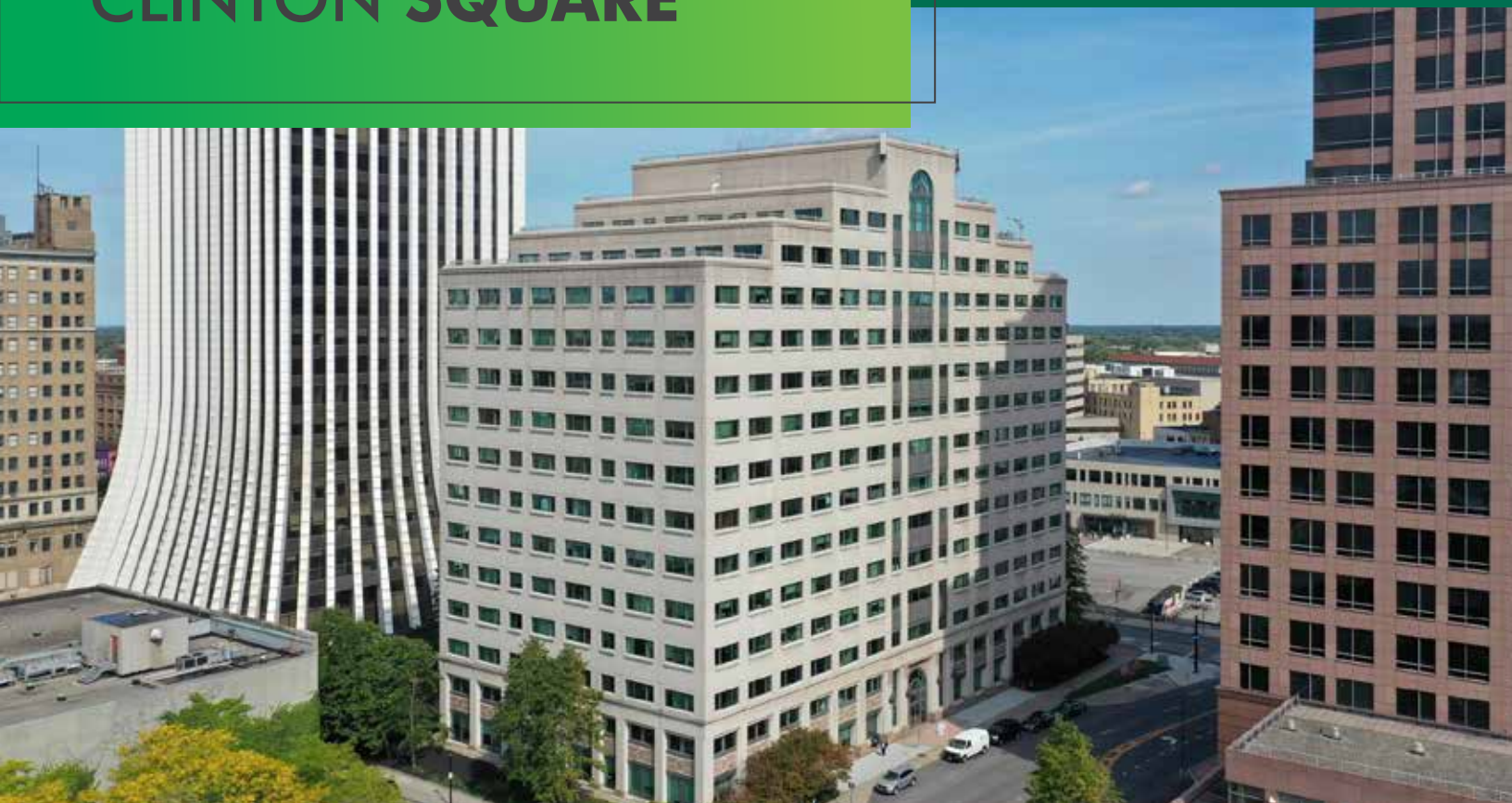


# CLINTON SQUARE



## PROPERTY OVERVIEW

### CLINTON SQUARE, 75 S. CLINTON AVENUE

Located in the heart of Downtown Rochester, Clinton Square is a contemporary 14 story building offering a range of office

and street front retail leasing opportunities ranging from 1,000 to 70,000 square feet.

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## PROPERTY DETAILS

### FEATURES OF CLINTON SQUARE INCLUDE:

- + Situated In The Middle Of Numerous Restaurants, Residential Spaces, Pocket Parks, Hotels And Other Downtown Amenities.
- + On-Site Cafe
- + Outdoor Gathering Spaces & Seating
- + 24/7 Tenant Access
- + 24/7 Security
- + Staffed Reception With Controlled Access
- + Minutes From I-490
- + Underground Parking For 400 Cars With Direct Elevator Access To Lobby
- + Indoor Access To Convention Center and Hotels
- + 12' - 16' Ceilings
- + High Speed Passenger Elevators
- + State Of The Art Climate Control System
- + On Site Property Management
- + Located In The Downtown Innovation Zone
- + Competitive Lease Rates

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# AVAILABLE SPACE

## 75 S. CLINTON AVENUE

Clinton Square offers fully customizable spaces with efficient office layouts and ground-floor office/retail space with lobby and street exposure. Some of our quality tenants include:

- + Nixon Peabody LLP
- + Broadstone Real Estate
- + Regus
- + Bank Of America
- + Home Leasing
- + Co-Star
- + HSBC
- + KPMG
- + CHUBB Insurance
- + Verizon

Currently offering a variety of space options with sizes and finishes to suit your needs. Clinton Square can provide a generous tenant improvement allowance within a competitive lease rate including the following occupancy expenses:

- + Rent Includes:
  - Janitorial
  - Security
  - Real Estate Tax
- Common Area Maintenance
- Real Estate Insurance

COLUMN TITLE	SQUARE FEET AVAILABLE	SPACE NOTES
<b>FIRST FLOOR</b>	6,765	Retail or Office
<b>SECOND FLOOR</b>	1,472 - 12,157	Open Plan Space
<b>THIRD FLOOR</b>	24,072	Full Floor Space
<b>SIXTH FLOOR</b>	3,647	Fully Built Out
<b>EIGHTH FLOOR</b>	24,072	Full Floor Space
<b>TOTAL</b>	<b>1,472 - 70,713</b>	

