HIGHPOINT

A MIXED-USE DEVELOPMENT

RETAIL

SHOPS & SERVICES

Starbucks   FedEx.   Olive Garden   SCHOOL of ROCK   STRETCHLAB   RELAX The Spa   ★TOMS

CHASE◯   LONGHORN   LUM◉S   FLEET FEET   BRAND|BAR   TO THE CORE   SEASONING THAI BISTRO

1   OLD PUEBLO GRILL   WARHAMMER   N Y B P   NEON WAVE   AB Author Anthony   Bank of Buffalo   SP◉KE

NEW YORK BEER PROJECT

R+D
BREWERY

Consistent with Ontario County's focus on food technology, New York Beer Project has set new standards with their R&D brewery and brewer's lab at the 14,500 square foot installation at High Point's fourth phase of retail. Its state of the art 3.5bbl pilot system is visible to the public and its patrons alike featuring experimental batches which includes fresh fruits, honey, and maple syrup grown and harvested in Ontario County.

"The 'front door' to the Finger Lakes, Rochester is one of the best-kept secrets in New York State and across the country. Our pristine lakes and landscapes, four beautiful seasons, strong industries, and the brain power and talent pipeline of our colleges and universities are just a few of the reasons to love our region."

Robert J. Duffy
Co-Chair of Finger Lakes Regional Economic Development Council

HighPoint •

MOST DYNAMIC RETAIL TRADE AREA IN UPSTATE NY

Brand Bar, RELAX The Spa, Starbucks, Olive Garden, Long Horn, FedEx, and new retailers opening Q4 2024. High Point sits across the street from the region's premier shopping mall.

High Point's specialty retail space is positioned on Route 96 with immediate access to I-490 and I-90, the perfect location to attract customers from the continuously growing metropolitan Rochester area and beyond. As a gateway to the Finger Lakes region, this area serves in excess of 2,000,000 tourists a year and a high concentration of Upstate New York's affluent households. The central location and quickly growing customer base make High Point an ideal spot for retail, dining, and residence.

2

3

4

Phase 4 Retail - New York Beer Project [1] | Phase 4 Retail - Chase Bank [2] | Phase 1 Retail - Starbucks [3] | Phase 2 Retail [4]

OFFICE

THE UPPER PARK

NEW YORK LIFE

CooperVision

FIRST AMERICAN

BROADSTONE
NET LEASE, INC.

MORGAN
PROPERTIES

NIXON
PEABODY

Building 100

390,000 SQ. FT.

Leasable class-a office
space across High Point's
three signature buildings

5 SURFACE PARKING SPACES PER 1000 SQ. FT.

Additionally, each
building features
+/- 90 underground
parking spaces

MAJOR EMPLOYERS

High Point has been specifically
engineered to provide an
unmatched quality of life for
the thousands of employees
that call the Upper Office Park
home. It is our mission to
create a pride of ownership
within this employee base that
translates to advanced
recruiting and retaining of
high quality team members.

NIXON PEABODY   CooperVision   FIRST AMERICAN

NEW YORK LIFE   BROADSTONE   MORGAN PROPERTIES

The modern design of
the Upper Park's buildings feature brick and
glass facades that complement their surroundings and
uniquely form a sense of place. High Point offers innovative
office environments to support leading international companies,
such as CooperVision.

AMENITIES

- TRAILS
- FITNESS FACILITIES
- ACCESS TO SOLAR TECHNOLOGY
- ON-CAMPUS SHOPS & SERVICES

READY TO WORK

Looped, fiber-optic
telecommunications, available
back-up electronic power, and
direct access to state highways

FEATURES

- CLASS A OFFICE SPACE
- COMMON CONFERENCE FACILITY
- TENANT BALCONY ACCESS

- ON-SITE SECURITY
- WALKING PATHS, HIKING AND BIKING TRAILS
- ELECTRIC VEHICLE (EV) CHARGING STATIONS

BUILDING 100

INQUIRE FOR LEASING OPPORTUNITIES

NEON WAVE

HIGH POINT DRIVE

NEON WAVE

A forward-thinking retailer whose commitment to environmental sustainability is as important as the product that lives within their store.

High Point's awareness of the demands on modern retailers has inspired the development of a highly sophisticated bricks-and-mortar product which allows these retailers to truly own their brand. Combined efforts aimed at improving the consumer experience both on-and-off site further allow our family of retailers to thrive.
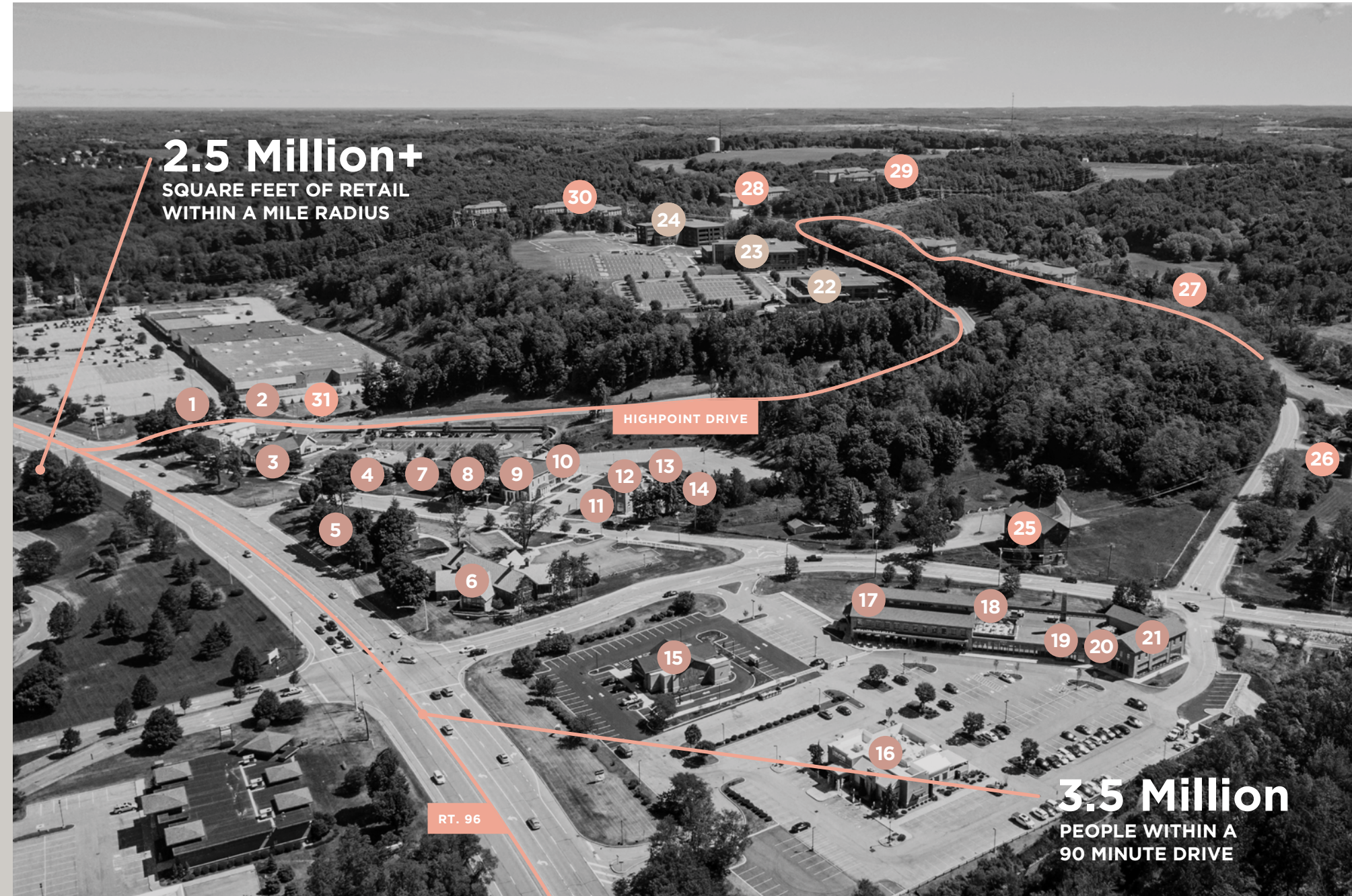
RIVIAN

High Point's employees, patrons and community will have access to a Rivian Adventure Network featuring level 2 and level 3 charging stations.

CELEBRATE THE SUN

High Point is committed to test and deploy state-of-the-art solar technology throughout its campus.

WHAT TO EXPECT

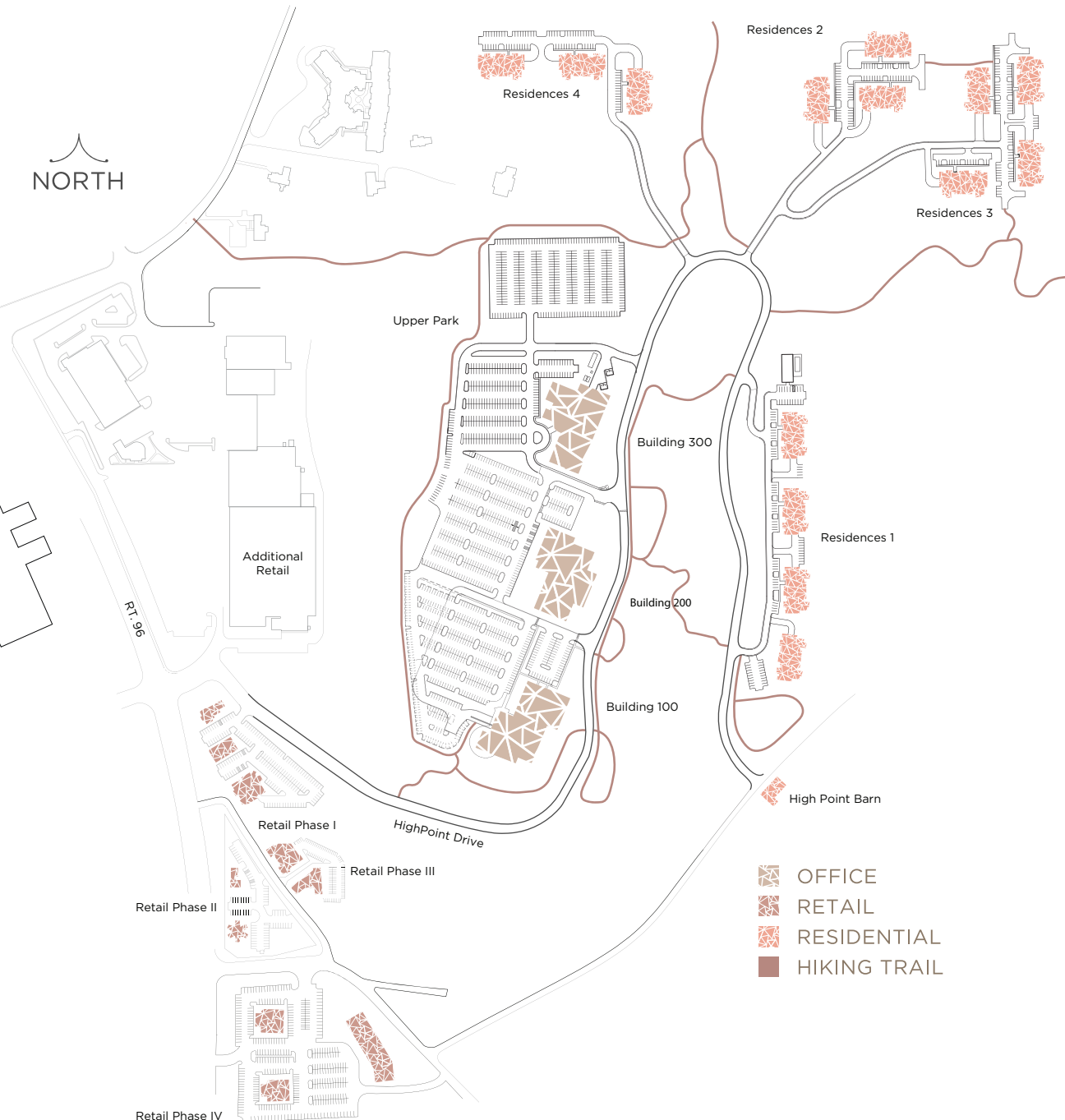Phase 3 Retail - Neon Wave [1] | Phase 4 Retail - Rivian [2] | Hiking Trail [3] | Smartflower [4]

Eastview Mall

The Apple Store

Anthropologie

Barnes & Noble

Best Buy

BJ's Wholesale Club

Cobblestone Court

Dick's House of Sport*

Eastgate Square

Free People

Home Depot

LL Bean

Old Navy

Regal Cinemas

Target

Von Maur

Warby Parker

2.5 Million+
SQUARE FEET OF RETAIL WITHIN A MILE RADIUS

HIGHPOINT DRIVE

RT. 96

3.5 Million
PEOPLE WITHIN A 90 MINUTE DRIVE

1. Starbucks
2. FedEx
3. Warhammer
4. Olive Garden
5. AE Gifts & Clothing
6. Brand Bar
7. School of Rock
8. Old Pueblo Grill
9. Bank on Buffalo
10. RELAX The Spa
11. Fleet Feet
12. Stretch Lab
13. Neon Wave
14. Seasoning Thai Bistro
15. Chase Bank
16. Longhorn Steakhouse
17. New York Beer Project
18. Spoke Cycle + Fitness Studio
19. Lumos Infrared Sauna Studio
20. To The Core Lagree Fitness
21. Tom's Pro Bike
22. Broadstone Net Lease | Building 100
23. CooperVision & New York Life | Building 200
24. First American, Morgan Properties & Nixon Peabody | Building 300
25. Valentown Hall
26. High Point Barn
27. Residences 1
28. Residences 2
29. Residences 3
30. Residences 4
31. Rivian Adventure Network

HIGHPOINT

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highpointbusinesspark.com

NORTH

Eastview Mall

Additional Retail

Upper Park

Building 300

Building 200

Building 100

Residences 4

Residences 2

Residences 3

Residences 1

High Point Barn

Retail Phase I

Retail Phase III

Retail Phase II

HighPoint Drive

High Point Barn

Retail Phase IV

RT. 96

OFFICE
RETAIL
RESIDENTIAL
HIKING TRAIL