

Office | For Sale

CBRE Upstate NY

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First Federal Plaza

A Rochester, NY Landmark

26 - 28 East Main Street
Rochester, New York 14614

Ideally Positioned Riverfront Redevelopment Opportunity



First Federal Plaza

26-28 East Main Street | Rochester, NY 14614

For Sale

383,634± SF (Gross)

Floor 21, Penthouse

9,156± SF

Floor 20 Mechanicals

Floors 3 - 19, Tower

11,445± SF / Floor

Floors 1 - 2

21,010± - 42,000± SF

Underground Garage

156 Spaces, 2 Levels

**Former Revolving
Restaurant**

**Glass Elevator Express
Service To Floor 19**

**Rooftop Accessed From
3rd Floor, 30,000± SF**

Riverfront Terrace



First Federal Plaza

26-28 East Main Street | Rochester, NY 14614

For Sale

21

Floors

383K

Gross Square Feet

1.29

Acres On The Genesee River

Offering Overview

From its perch overlooking the Genesee River, First Federal Plaza provides a unique blend of modern updates, retro-cool style, and untapped potential. The property is currently 45% occupied, presenting a unique window of opportunity to redevelop several floors of the main tower for multi-family residential or other potential uses. The surrounding area is seeing a massive amount of ongoing investment including the City's "ROC The Riverway" which brought \$15 million in upgrades to the attached garage, rooftop park and pedestrian bridge. 2024 also saw the arrival of Constellation Brands 170,000 sf world headquarters directly across Main Street. **First Federal Plaza is now being offered for sale at a price of \$10.8 million.**

Property Overview & Highlights

- + 383,634± Square Feet (Gross)
- 266,731± Square Feet Rentable
- 156 Space Underground Garage
- + Adjoining 604 Space Municipal Garage
- + 1.29 Acre Site On Genesee River
- + Significant Updates Completed
- + Exterior Glass Elevator
- + Riverfront Terrace
- + Potential For 3rd Floor Rooftop Space
- + Two Floors of Retail & Amenity Space
- + Epicenter of Multiple, Ongoing Public & Private Investment Projects



A Cultural Touchstone

Since its construction in 1974, First Federal Plaza has occupied a unique spot in the Rochester community. For an older generation that recalls taking the glass elevator to dine at the revolving “Changing Scenes” restaurant, or a younger demographic that are simply interested in boarding the flying saucer that landed on the roof, First Federal Plaza’s distinctive architecture makes it instantly recognizable and presents an unrivaled opportunity to redevelop and relaunch a project with built-in community visibility and marketing potential.



Contact Us For A Confidential Offering Memorandum

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