

HIGHPOINT

A MIXED-USE DEVELOPMENT



RETAIL

SHOPS & SERVICES





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

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.

HighPoint •



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.



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OFFICE

THE UPPER PARK





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.



CooperVision™



BROADSTONE
REIT GROUP, INC.

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

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.



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CELEBRATE THE SUN

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

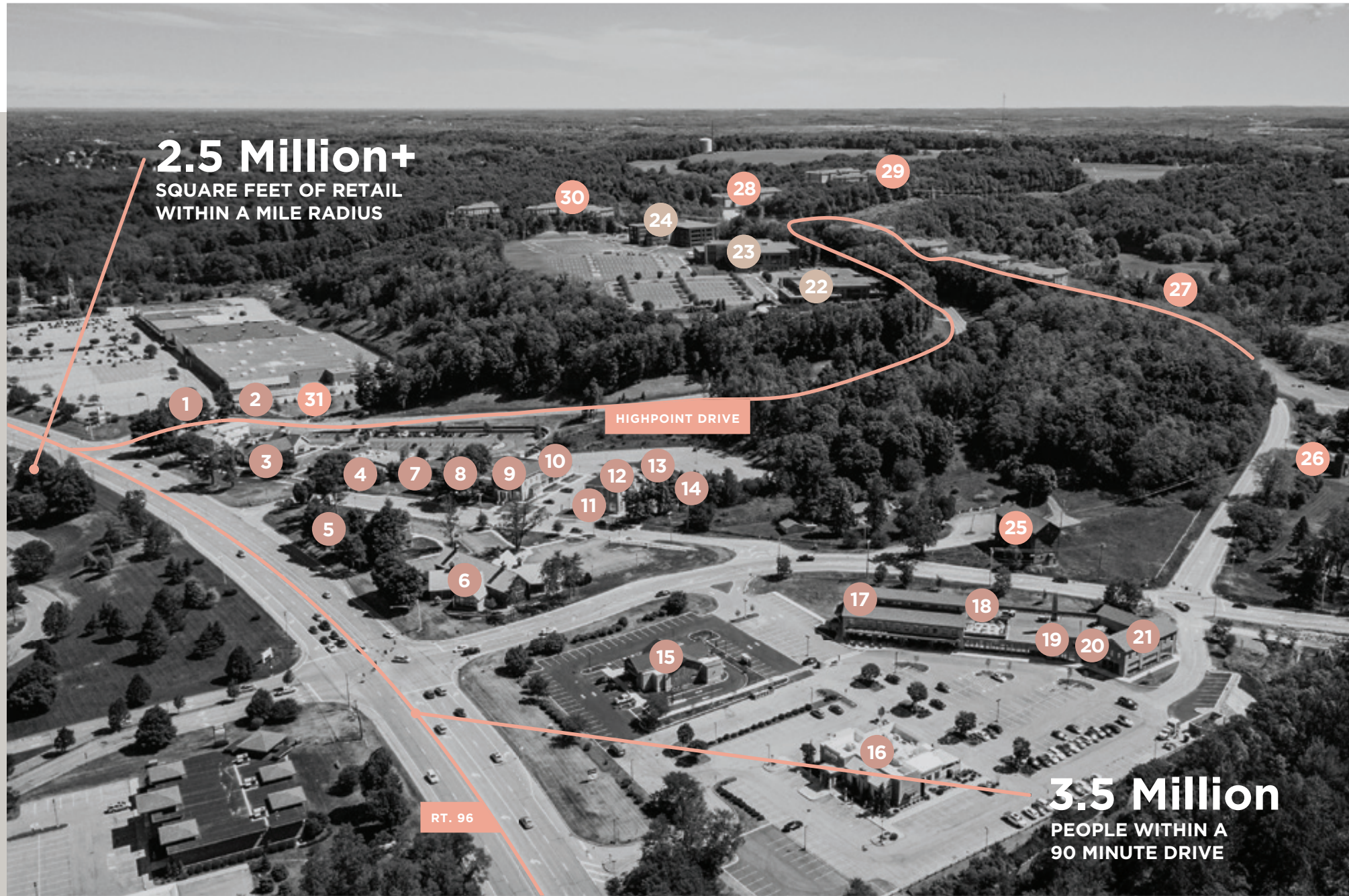


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WHAT TO EXPECT

- 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

* First in the country



1. Starbucks
 2. FedEx
 3. Warhammer
 4. Olive Garden
 5. Cobblestone Retail Building
 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
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