

# HIGHPOINT

A MIXED-USE DEVELOPMENT



# RETAIL

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Phase 3 Retail | Fleet Feet <sup>1</sup> | Phase 2 Retail | The North Face <sup>2</sup> | Phase 4 Retail | Tom's Pro Bike <sup>3</sup>



R+D  
BREWERY

## NEW YORK BEER PROJECT

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

The North Face, RELAX The Spa, Starbucks, Olive Garden, Long Horn, FedEx, and new retailers opening Q4 2023. 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.







## 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.



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 Constellation Brands.

### 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.



### RIVIAN

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

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.



### CELEBRATE THE SUN

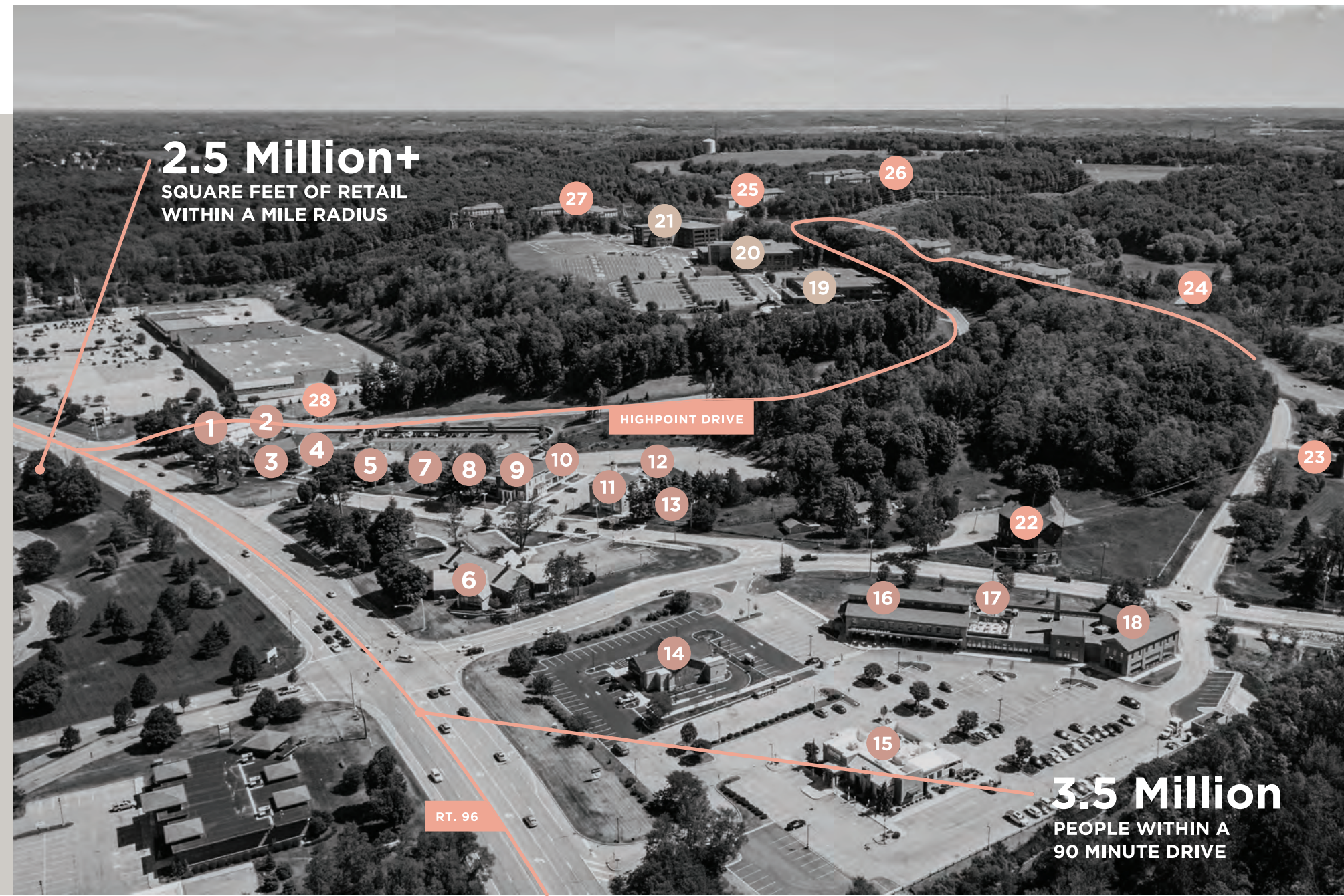
High Point is committed to test and deploy state-of-the-art solar technology throughout its campus.

## WHAT TO EXPECT





- Eastview Mall
- The Apple Store
- Anthropologie
- Best Buy
- BJ's Wholesale Club
- Cobblestone Court
- Eastgate Square
- Free People
- Home Depot
- LL Bean
- Michael Kors
- Old Navy
- Regal Cinemas
- Target
- Von Maur



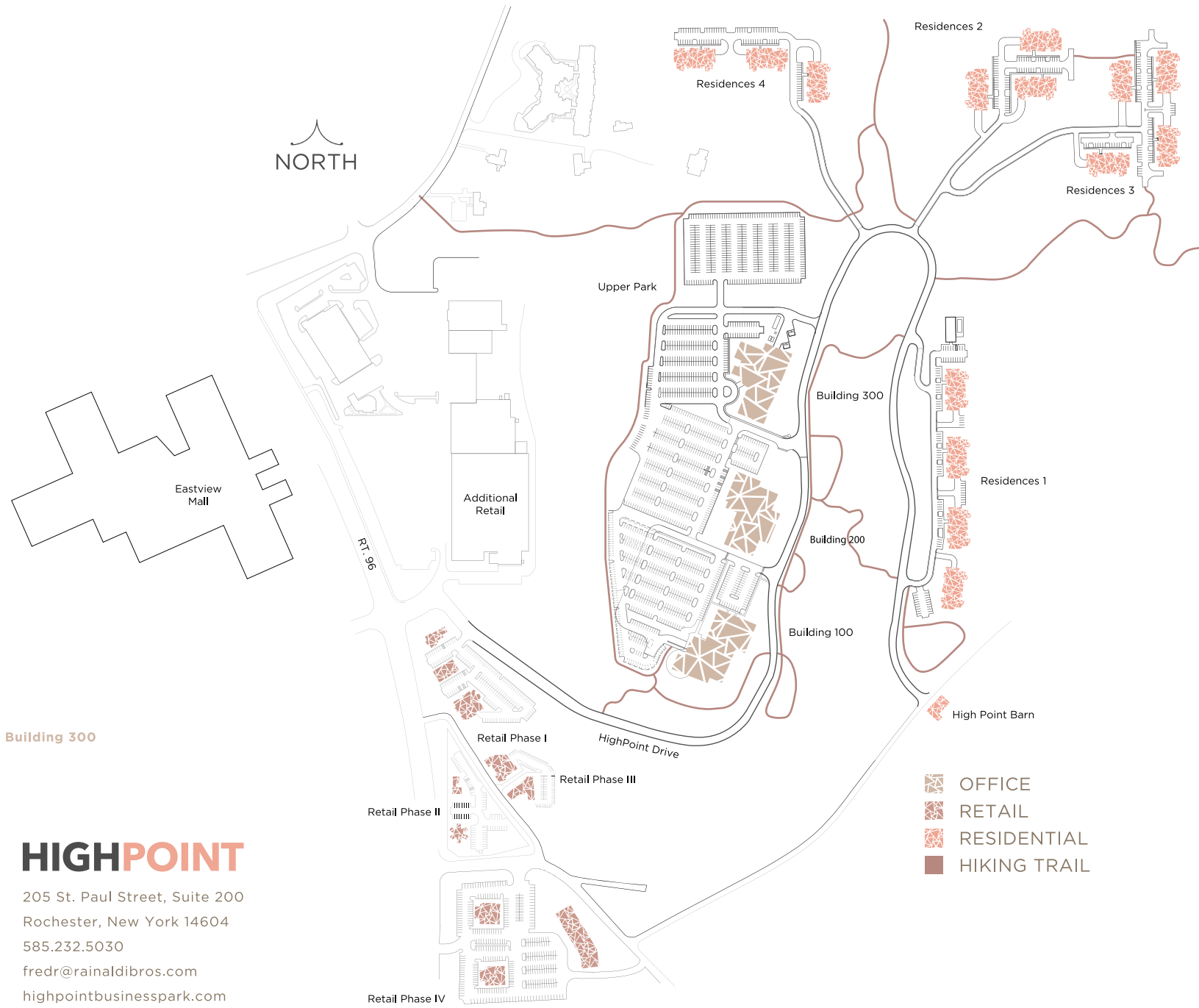
**2.5 Million+**  
SQUARE FEET OF RETAIL  
WITHIN A MILE RADIUS

**3.5 Million**  
PEOPLE WITHIN A  
90 MINUTE DRIVE

1. Starbucks
2. Fedex
3. Warhammer
4. Lumos Infrared Sauna Studio
5. Olive Garden
6. The North Face
7. School of Rock
8. Old Pueblo Grill
9. 1867 Wealth Advisors
10. Relax the Spa
11. Fleet Feet
12. Neon Wave
13. Stretch Lab
14. Chase Bank
15. Longhorn Steakhouse
16. New York Beer Project
17. Spoke Cycle + Fitness Studio
18. Tom's Pro Bike
19. Constellation Brands | Building 100
20. Coopervision | Building 200
21. First American & Morgan Properties | Building 300
22. Valentown Hall
23. High Point Barn
24. Residences 1
25. Residences 2
26. Residences 3
27. Residences 4
28. Rivian Adventure Network

## HIGHPOINT

205 St. Paul Street, Suite 200  
Rochester, New York 14604  
585.232.5030  
fredr@rainaldibros.com  
highpointbusinesspark.com



NORTH

Eastview Mall

RT. 96

Upper Park

Building 300

Building 200

Building 100

HighPoint Drive

Retail Phase II

Retail Phase I

Retail Phase III

Retail Phase IV

Residences 4

Residences 2

Residences 3

Residences 1

High Point Barn

- OFFICE
- RETAIL
- RESIDENTIAL
- HIKING TRAIL