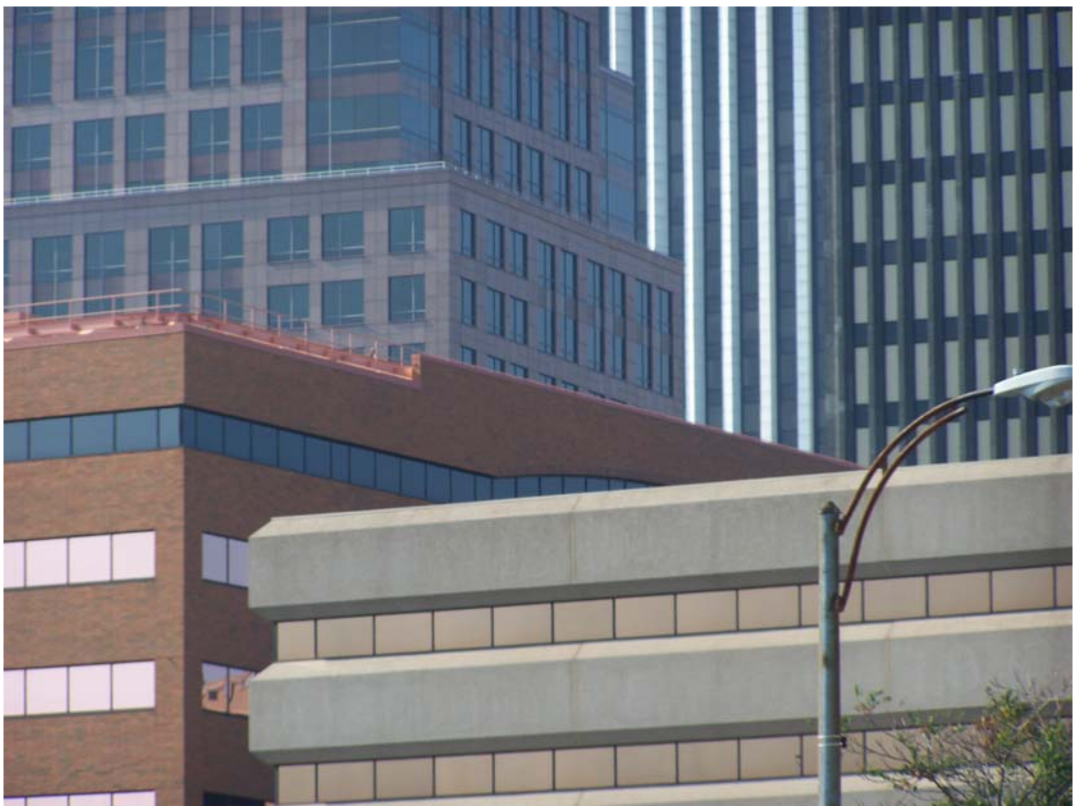
APPENDIX X

Survey of Downtown Office Space

SURVEY OF
DOWNTOWN OFFICE SPACE
May 2007



Rochester Downtown Development Corporation
100 Chestnut Street, Suite 1910 ~ Rochester, New York 14604
Phone (585) 546-6920 ~ Fax (585) 546-4784
rddc@rddc.org ~ **www.rochester**downtown.com

The Rochester Downtown Development Corporation's

SURVEY OF DOWNTOWN OFFICE SPACE, May 2007

Executive Summary

The steady growth of the residential market is the big downtown story again this year, and new units are absorbing rapidly. Office buildings, however, continue to reflect the on-going "rightsizing" of the regional market and older, less conventional properties are bearing the brunt of this filtering process. Most of these properties are located downtown.

New housing projects and residential conversions are stabilizing the marketplace and will ultimately create renewed value for downtown's commercial properties. With national experts advising that "retail follows rooftops", it is anticipated that the office market will respond positively to the new emerging center city as its overall environment becomes more attractive. In addition, the tough commercial area around Main & Clinton will be positively impacted once the long-awaited Renaissance Square project more visibly moves forward.

Downtown's commercial building inventory contains the region's oldest office structures as well as its newest towers. This year, RDDC is tracking 9.8 million square feet in 109 office buildings. Of these, 91 are considered competitive buildings, totaling 7.4 million square feet of net leasable office space.

Vacancy in the overall downtown market has increased since May 2006, with vacancy up 3.2% for competitive space. Although absorption ran negative for the fourth year in a row, positive absorption was recorded in three categories – Class "A/R", Non-Traditional, and Non-Competitive buildings. Vacancy dropped in two classes – "A/R" and Non-Traditional – and increased more notably in Class "B" space.

CLASS "A" VACANCY REMAINS FLAT

Class "A" vacancy increased slightly (+0.4%) and showed a slight negative absorption of <7,025 s.f.> over the past 12 months. This category contains 9 buildings with a total of 2.26 million square feet of net leasable office space, and comprises nearly a third of the competitive market downtown.

Notable is the story of Chase Tower, which in the spring of 2007 absorbed all of the Chase Manhattan Bank employees that had been located in the Midtown Complex. In addition, Chase Manhattan is investing more than $28 million in the Tower, and at the time of the Survey was in the process of upgrading space on several floors now off the market for lease to outside tenants.

Were it not for the timing of the Chase Tower renovations, leasing successes since last year in the both Bausch & Lomb and Clinton Square buildings would likely have put "A" space into the positive absorption category.

CHANGES IN CLASS "A/R" SPACE CATEGORY

A relatively small part of the competitive market downtown (5%), "A/R" space marked a 9.1% drop in vacancy over last year, to 9.1%. Absorption ran slightly positive, reversing negative two-year trend in this category. Four out of six "A/R" buildings experienced decreased vacancy.

Significant leasing in both the Granite (20,000 s.f) and Partners (15,000 s.f.) buildings and the conversion of four Granite building floors to office condo space, had a major impact on this year's positive "A/R" story.

CLASS "B" SPACE IMPACTED BY CHANGES AT MIDTOWN

The most significant aspect of the rise in vacancy and huge negative absorption since last year in Class "B" was the emptying out of office tenancy in the Midtown Complex. While relatively stable over the past decade, "B" vacancy jumped 8% this year to 36.6%. Absorption was recorded at <312,687 s.f.>. The three "B" buildings in the Midtown Complex alone (McCurdy's, Midtown Tower and Seneca) increased vacancy by 307,471 s.f. since May 2006.

The Class "B" category comprises 51% of the competitive market downtown in 44 buildings with 3.8 million s.f. of space.

A number of buildings recorded increased occupancy since last year, including: 144 Andrew (2,700 s.f.); 150 State St. (7,000); 298 State St. (12,800); 300 State St. (11,925); Harro East (366); Hiram Sibley (580); Knowlton (7,600); Novomac (1,200); Reynolds Arcade (6,000); and, Wilder (2,300).

Buildings reporting an increase in vacancy included: 454 E. Broad St. (11,880 s.f.); Court-Exchange (1,885); McCurdy's (118,516); Midtown Tower (15,955); Seneca (173,000); Triangle (9,000); and, Union Trust (16,319).

The total square footage of Class "B" space dropped by 19,820 s.f. since last year, due to changes in the 298 State St. and 300 State St. buildings. The 454 East Broad St. building was added to the Survey for the first time in 2007.

NON-TRADITIONAL SPACE VACANCY DOWN 3.2%

The "Non-Traditional" class category, created in 2003, has been defined to include buildings with one or more of the following characteristics:

- Unconventional floor plates, layouts, spaces and features;
- Rents below $10.00 per square foot net;
- More than 75% vacancy over the past two years; and/or,
- Locations that are off-center, out of the primary commercial neighborhoods.

The vacancy rate in “Non-Traditional” buildings dropped by 3.2% to 45.1% over the past 12 months. Absorption in this category has improved for the second year in a row, moving from 2,933 s.f. to 26,570 s.f. since May 2006. By definition, most of these buildings are difficult to market as conventional office space. However, many are considered trendy and tend to attract “Creative Class” tenancy (e.g., architecture and design firms, marketing and advertising companies, artists, tech companies).

Class “Non-Traditional” comprises 14% of the competitive market, totaling 1 million s.f. in 32 buildings. This category of space has contracted slightly (11,398 s.f.) with the phase one conversion of the Cox building to residential use. More building conversion activity is anticipated in 2007-08.

There has been significant leasing activity (5,000 s.f. or more) since last year. These buildings included 41 Chestnut St.(5,000 s.f.); Cox (19,392); Fifty Chestnut (5,000); and SUNY-Brockport MetroCenter (27,685). Higher vacancy was recorded in the Midtown/ Terrace Level (18,102 s.f.) and Temple (5,000) buildings.

NON-COMPETITIVE CLASS GREW 40,000 SQUARE FEET

Defined as buildings where the owner is the sole occupant, the 18 non-competitive buildings downtown (Class “N/C”) total 2.4 million square feet. These buildings include such properties as City Hall and Xerox Tower, and are all treated as 100% occupied in the *Survey of Downtown Office Space* reports.

One building – Granite – exhibited an increase in its non-competitive space since last year. An unusual mix of office condo users, CGI bought four floors in April joining Harris Beach and Lacy Katzen. *(NOTE: Harris Beach’s space – which shrunk with the CGI purchase – is considered “competitive” as it leases some of its space on the open market.)*

VACANCY VARIES BY DOWNTOWN NEIGHBORHOOD

The downtown commercial market breaks out into seven distinct “neighborhoods”, each with its own character and typical tenant profile. The May 2007 numbers by neighborhood are as follows:

NEIGHBORHOOD	NET LEASABLE OFFICE S.F.	VACANT	CHANGE SINCE MAY 2006
Cascade District	342,362	23.7%	Down 3.0%
East End	873,945	29.2	Up 0.1 %
Four Corners	1,813,842	15.6	Up 0.1%
High Falls	196,109	8.7	Down 17.0 %
Main & Clinton	2,179,980	57.3	Up 16.6 %
St. Paul Quarter	567,758	30.1	Down 9.3 %
Washington Square	994,111	4.9	Down 2.8 %

Washington Square continues to exhibit the tightest vacancy rates, with vacancy dropping even further at 2.8% below last year. Vacancy in the Main & Clinton area increased significantly, due to the changes at the Midtown Complex and Chase Tower. Notable are the significant drops in vacancy in the High Falls (down 17.0%) and St. Paul Quarter (down 9.3%) neighborhoods. Only a few major properties remain outside of these now established areas (e.g., 454 Broad St., HSBC Plaza, Harro East).

GENERAL COMMENTS

The downtown office market continues to "rightsize", and has contracted to May 2001 levels from its peak size in 2003. The most significant factors in 2007 include:

- The conversion of commercial space to other uses continues to occur, primarily for market-rate housing;
- It is anticipated that future demolition will be necessary in key locations, most notably for the Renaissance Square project;
- There is over $475 million of investment in downtown projects as of 2007 (including the planned Renaissance Square project), with the development of more market-rate and luxury housing having the most significant impact;
- The promise of Renaissance Square is already affecting property values and redevelopment potentials in the center core of downtown, reflected in the residential conversions in the adjacent Warner Place (planned) and Cox buildings (underway);
- The status of the Midtown Complex has changed significantly since last year, increasing its redevelopment challenges;
- New development plans around the Eastman Theatre and Eastman School of Music will reshape the northern part of the vibrant East End neighborhood; and,
- New housing projects planned and underway in High Falls promise to revive its nightlife scene, although its office space has already become a hotter commodity in the downtown marketplace.

ADDITIONAL INFORMATION ABOUT THE 2007 SURVEY

Inventory changes in the "Survey of Downtown Office Space, May 2007" report reflect a combination of new construction, conversion, and addition of more existing buildings to the tracked inventory for the 1996-2007 time period. Only new construction and activity that returns dormant space to the office category actually create "real" net new office space.

❖ ❖ ❖ ❖ ❖

DOWNTOWN OFFICE SPACE SUMMARY

May 2007

Class	*Total S.F., 2007*	*Vacant S.F., 2007*	*Percent Vacant*	*Change in Vacancy, 2006-07*	*Number of Bldgs.*	*Percent of All Downtown Space*	*Percent of Competitive Space Only*
"A"	2,263,773	291,481	12.9%	+0.4%	9	23%	31%
"A/R"	367,505	33,544	9.1%	-9.1%	6	4%	5%
"B"	3,762,168	1,375,931	36.6%	+8.0%	44	39%	51%
"Non-Traditional"	1,008,901	455,136	45.1%	-3.2%	32	10%	14%
SUBTOTAL, COMPETITIVE	7,402,347	2,156,092	29.1%	+3.2%	91	76%	100%
"N/C"	2,368,576	0	0%	n.a.	18	24%	
TOTAL, ALL SPACE	9,770,923	2,156,092	22.1%	+2.4%	109	100%	

Downtown Office Space Survey

INVENTORY, 1998-2007

(In Square Feet)

	May 2007	*May 2006*	*May 2005*	*May 2004*	*May 2003*	*May 2002*	*May 2001*	*May 2000*	*May 1999*	*May 1998*
Class "A"	2,263,773	2,261,273	2,261,273	2,259,011	2,259,011	2,514,555	2,476,701	2,490,190	2,516,447	2,516,447
Class "A/R"	367,505	407,505	421,505	421,505	635,857	635,857	491,557	492,600	311,800	308,700
Class "B"	3,762,168	3,781,988	3,817,988	3,722,678	3,820,764	4,542,869	4,501,652	4,398,981	4,075,250	3,490,200
Non-Traditional*	1,008,901	1,020,299	990,659	1,096,359	1,095,738	0	0	0	0	0
TOTAL, COMPETITIVE	7,402,347	7,471,065	7,491,425	7,499,553	7,811,370	7,693,281	7,469,910	7,381,771	6,903,497	6,315,347
Non-Competitive	2,368,576	2,328,576	2,429,676	2,419,676	2,419,676	2,405,676	2,339,676	2,313,676	2,313,676	1,991,876
TOTAL, ALL SPACE	9,770,923	9,799,641	9,921,101	9,919,229	10,231,046	10,118,957	9,809,586	9,695,447	9,217,173	8,307,223

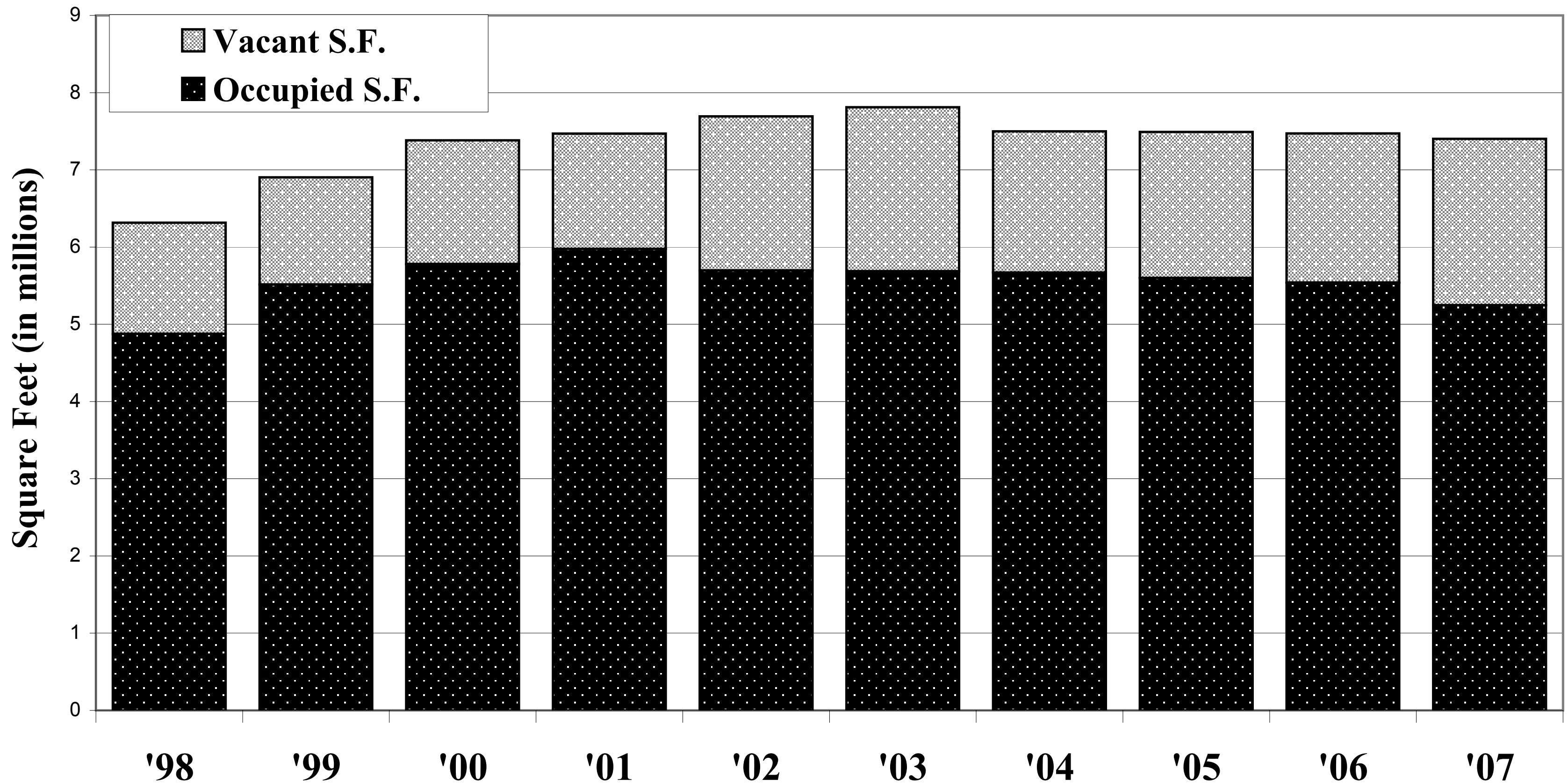
* *(Non-traditional office space classification added in 2003.)*

Downtown Office Space Survey
GROWTH, 1998-2007
(In Square Feet)

	May 2007	May 2006	May 2005	May 2004	May 2003	May 2002	May 2001	May 2000	May 1999	May 1998
TOTAL S.F.										
Competitive Only	7,382,347	7,451,065	7,461,425	7,469,553	7,781,370	7,663,281	7,469,910	7,381,771	6,903,497	6,315,347
All Space	9,770,923	9,799,641	9,309,401	9,307,529	9,682,346	9,487,257	9,320,886	9,254,547	8,776,273	8,307,223
GROWTH OVER PREV. YR.										
"A"	2,500	0	2,262	0	(255,544)	37,854	(13,489)	(26,257)	0	0
"A/R"	(40,000)	(14,000)	0	(214,352)	0	144,300	(1,043)	180,800	3,100	0
"B"	(19,820)	(36,000)	95,310	(98,086)	(722,105)	41,217	102,671	323,731	585,050	(122,100)
"Non-Traditional"	(11,398)	29,640	(105,700)	621	1,095,738	0	0	0	0	0
TOTAL GROWTH, COMP. ONLY										
S.F.	(68,718)	(20,360)	(8,128)	(311,817)	118,089	223,371	88,139	478,274	588,150	(122,100)
Percent	-0.9%	-0.3%	-0.1%	-4.0%	1.5%	3.0%	1.2%	6.9%	9.3%	-1.9%
GROWTH OVER PREV. YR.										
"N/C"	40,000	(101,100)	10,000	0	14,000	66,000	26,000	0	321,800	(11,724)
TOTAL GROWTH, ALL SPACE										
S.F.	(28,718)	(121,460)	1,872	(311,817)	132,089	289,371	114,139	478,274	909,950	(133,824)
Percent	-0.3%	-1.3%	0.0%	-3.2%	1.4%	3.1%	1.2%	5.4%	11.0%	-1.6%

** (Non-Traditional space as an exclusive category was added in 2003.)*

DOWNTOWN COMPETITIVE OFFICE SPACE 1998 - 2007



VACANCY AND OCCUPANCY, 1998-2007
(In Square Feet, Competitive Space Only)

	May 2007	May 2006	May 2005	May 2004	May 2003	May 2002	May 2001	May 2000	May 1999	May 1998
CLASS "A"										
Vacant S.F.	291,481	281,956	300,956	208,964	241,572	435,470	214,455	186,060	251,075	414,200
% Vacant	12.9%	12.5%	13.3%	9.3%	10.7%	17.3%	8.7%	7.5%	10.0%	16.5%
Occupied S.F.	1,972,292	1,979,317	1,960,317	2,050,047	2,017,439	2,079,085	2,262,246	2,304,130	2,265,372	2,102,247
% Occupied	87.1%	87.5%	86.7%	90.7%	89.3%	82.7%	91.3%	92.5%	90.0%	83.5%
CLASS "A/R"										
Vacant S.F.	33,544	74,267	68,281	40,957	327,857	339,556	198,036	203,000	39,207	34,900
% Vacant	9.1%	18.2%	16.2%	9.7%	51.6%	53.4%	40.3%	41.2%	12.6%	11.3%
Occupied S.F.	333,961	333,238	353,224	380,548	308,000	296,301	293,521	289,600	272,593	273,800
% Occupied	90.9%	81.8%	83.8%	90.3%	48.4%	46.6%	59.7%	58.8%	87.4%	88.7%
CLASS "B"										
Vacant S.F.	1,375,931	1,083,064	1,055,488	1,040,733	1,094,269	1,220,984	1,080,658	1,212,443	1,098,513	989,140
% Vacant	36.6%	28.6%	27.6%	28.0%	28.6%	26.9%	24.0%	27.6%	27.0%	28.3%
Occupied S.F.	2,386,237	2,698,924	2,762,500	2,681,945	2,726,495	3,321,885	3,420,994	3,186,538	2,976,737	2,501,060
% Occupied	63.4%	71.4%	72.4%	72.0%	71.4%	73.1%	76.0%	72.4%	73.0%	71.7%
CLASS "NON-TRADITIONAL"										
Vacant S.F.	455,136	493,104	466,397	539,577	459,716	n.a.	n.a.	n.a.	n.a.	n.a.
% Vacant	45.1%	48.3%	47.1%	49.2%	42.0%	n.a.	n.a.	n.a.	n.a.	n.a.
Occupied S.F.	553,765	527,195	524,262	556,782	636,022	n.a.	n.a.	n.a.	n.a.	n.a.
% Occupied	54.9%	51.7%	52.9%	50.8%	58.0%	n.a.	n.a.	n.a.	n.a.	n.a.
TOTAL										
Vacant S.F.	2,156,092	1,932,391	1,891,122	1,830,231	2,123,414	1,996,010	1,493,149	1,601,503	1,388,795	1,438,240
% Vacant	29.1%	25.9%	25.2%	24.4%	27.2%	25.9%	20.0%	21.7%	20.1%	22.8%
Occupied S.F.	5,246,255	5,538,674	5,600,303	5,669,322	5,687,956	5,697,271	5,976,761	5,780,268	5,514,702	4,877,107
% Occupied	70.9%	74.1%	74.8%	75.6%	72.8%	74.1%	80.0%	78.3%	79.9%	77.2%

Downtown Office Space Survey

VACANCY BY DOWNTOWN NEIGHBORHOOD, May 2007

(In Square Feet)

	COMPETITIVE SPACE			ALL SPACE		
NEIGHBORHOOD	***Square Feet***	***Percent Vacant***	***Change Since May 2006***	***Square Feet***	***Percent Vacant***	***Change Since May 2006***
Cascade District	342,362	23.7%	-3.0%	428,562	18.9%	-2.4%
East End/Upper East End	873,945	29.2%	+0.1%	986,945	25.8%	+0.1%
Four Corners	1,813,842	15.6%	+0.1%	3,062,718	9.2%	no change
High Falls	196,109	8.7%	-17.0%	227,909	7.5%	+4.3%
Main & Clinton	2,179,980	57.3%	+16.6%	2,267,780	55.1%	+16.0%
St. Paul Quarter	567,758	30.1%	-9.3%	637,758	26.8%	-10.8%
Washington Square	994,111	4.9%	-2.8%	1,725,011	2.8%	-1.6%

(NOTE: There are four buildings located outside these seven neighborhoods, totaling 434,240 s.f. of space.)

Downtown Office Space Survey

OCCUPIED SPACE, 1998-2007

(In Square Feet)

CLASS	*May 2007*	*May 2006*	*May 2005*	*May 2004*	*May 2003*	*May 2002*	*May 2001*	*May 2000*	*May 1999*	*May 1998*
"A"	1,972,292	1,979,317	1,960,317	2,050,047	2,017,439	2,079,085	2,262,246	2,304,130	2,265,372	2,102,247
"A/R"	333,961	333,238	353,224	380,548	308,000	296,301	293,521	289,600	272,593	273,800
"B"	2,386,237	2,698,924	2,762,500	2,681,945	2,726,495	3,321,885	3,420,994	3,186,538	2,976,737	2,501,060
"NON-TRADITIONAL"	553,765	527,195	524,262	556,782	636,022	n.a.	n.a.	n.a.	n.a.	n.a.
TOTAL OCCUPIED, COMP. SPACE	5,246,255	5,538,674	5,600,303	5,669,322	5,687,956	5,697,271	5,976,761	5,780,268	5,514,702	4,877,107
"N/C"	2,368,576	2,328,576	2,429,676	2,419,676	2,419,676	2,405,676	2,339,676	2,313,676	2,313,676	1,991,876
TOTAL OCCUPIED, ALL SPACE	7,614,831	7,867,250	8,029,979	8,088,998	8,107,632	8,102,947	8,316,437	8,093,944	7,828,378	6,868,983

Downtown Office Space Survey

ABSORPTION, 1998-2007

(In Square Feet)

	May 2007	May 2006	May 2005	May 2004	May 2003	May 2002	May 2001	May 2000	May 1999	May 1998
ABSORPTION OVER PREVIOUS YEAR										
"A"	(7,025)	19,000	(89,730)	32,608	(61,646)	(183,161)	(41,884)	38,758	163,125	(57,200)
"A/R"	723	(19,986)	(27,324)	72,548	11,699	2,780	3,921	17,007	(1,207)	0
"B"	(312,687)	(63,576)	80,555	(44,550)	(595,390)	(99,109)	234,456	209,801	475,677	(224,940)
"Non-Traditional"	26,570	2,933	(32,520)	(79,240)	636,022	n.a.	n.a.	n.a.	n.a.	n.a.
SUBTOTAL, COMP. SPACE	(292,419)	(61,629)	(69,019)	(18,634)	(9,315)	(279,490)	196,493	265,566	637,595	(282,140)
"N/C"	40,000	(101,100)	10,000	0	14,000	66,000	26,000	0	321,800	(11,724)
TOTAL, ALL SPACE	(252,419)	(162,729)	(59,019)	(18,634)	4,685	(213,490)	222,493	265,566	959,395	(293,864)

2007 SURVEY OF DOWNTOWN OFFICE SPACE

Buildings By Class

Class "A"
Bausch & Lomb Place
Chase Tower
Clinton Square
Corporate Place
First Federal Plaza
Frontier Center
One City Center
One HSBC Plaza
Riedman Tower

Class "A/R"
Granite *
Irving Place
Partners
Powers
Rochester Club Centre
Washington

Class "B"
37 S. Washington St.
44 Exchange St.
144 Andrews St.
150 State St.
170 N. Water St.
217 W. Main St.
298 State St.
300 State St. (Button Factory)
454 East Broad St.
Advantage Federal Credit Union
Alliance
Appellate Court
Bank of America Bldg.
Bank of America Center
Chapin
Chestnut Square
City Place
Court-Exchange
Crossroads
Elwanger-Barry
Executive
Harro East
High Falls
Hiram Sibley
Knowlton
Liberty Plaza
Michael A. Telesca Center for Justice (formerly Four Corners Bldg.)

("B", cont'd)
Michaels/Stern
Midtown Plaza/Euclid
Midtown Plaza/McCurdy
Midtown Plaza/Midtown Tower
Midtown Plaza/Seneca Office
Miller Center (former Eastman Place)
Novamac
One Forty Main West
Reynolds Arcade
Sibley Centre
Talman
Times Square
Triangle
Union Trust
Valley
Wegman
Wilder

Class "Non-Traditional"
6 Atlas St.
35 State St.
40 Franklin St. (formerly RCSB Franklin St. Bldg.)
41 Chestnut St.
42 S. Washington St.
45 Euclid St.
70 Cascade Dr.
143 State St.
194 Mill St.
222 Andrews St.
Cascade Center
Century Row
Clarion Riverside Hotel
Cox
Daily Record
Fifty Chestnut Plaza
Fitch
Gauss
High Falls Business Center
Jonathan Child House
Midtown Plaza/B. Forman
Midtown Plaza/Terrace Level
Neisner
Rochester Contemporary
Searle
Seventeen Main St. East
St. Paul Place
SUNY Brockport MetroCenter

("Non-Trad.", cont'd)
Temple
Two-Fifty East Ave.
Warner Place
Water Street Commons

Class "N/C"
49 Stone St.
Aqueduct
Blue Cross Blue Shield
Citizens Bank (Main St.)
City Hall
City Public Safety
City School District
County Office
Ebenezer Watts
Federal
Gannett
Granite *
Hall of Justice
Ironworks
Monroe
Public Safety
RG&E
Xerox Square

** (Granite Building is a mix of condo and rental space)*

RENT RANGES

"A"	$15.00 – 24.00
"A/R"	$10.50 – 18.00
"B"	$6.00 – 18.00
"Non-Trad."	$4.00 – 15.00

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2007

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
1. **6 Atlas Street Building** 6 Atlas Street (2+b, blt: 1940)	3,000	1,500	1,500	$4.30	Negotiable.	$35.00 per month at East End Garage. Nearby surface lots.	Mike Donatelli Center City Properties LLC 281-2999
2. **35 State Street Building** 35 State Street (1+LL, N/A)	10,000	N/A	10,000	Negotiable	Fully net.	Nearby surface lots. Crossroads and Sister Cities Garages.	Mort Segelin Philippone Associates 454-6229
3. **37 S. Washington St. Building** 37 S. Washington Street (3, blt: 1972, ren: 1999)	11,300	N/A	0	$12.00	Taxes, insurance,CAM, electric, heat, A/C.	8 spaces included, adjacent surface lot.	Jeanne Froehler Buckingham Properties 295-9500 x 319
4. **40 Franklin Street** 40 Franklin Street	36,100	N/A	18,000	$12.00	Negotiable.	Overhauling all mechanicals and electric (2006)	Richard Calabrese Times Square Associates 232-6560
5. **41 Chestnut Street Building** 41 Chestnut Street (4, blt: 1930, ren: 1978)	20,000	N/A	10,000	$5.25	Negotiable.	East End Garage, nearby surface lots.	Mike Donatelli Center City Properties LLC 281-2999
6. **42 S. Washington Building** 42 S. Washington Street (4, blt: 1910)	26,200	6,500	26,200	$10.00	N/A	Total of 50 parking spaces. 24 in adjacent owned lot, 26 in lease arrangement that transfers with the sale of building.	Jeanne Froehler Bukingham Properties 295-9500 x319

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2007

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
7. **44 Exchange Street Building** 44 Exchange Street (5+b, blt: 1964, ren: 1984)	55,400	9,000	55,400	$8.50	Fully net.	Adjacent 80-space surface lot, spaces are negotiable. Also parking in nearby lot, Civic Center Garage.	Mort Segelin Philippone Associates 454-6229
8. **45 Euclid Street Building** 45 Euclid Street (2, ren: on-going)	6,000	3,000	0	$5.00	Plus utilities.	Nearby surface lots. East End Garage offers monthly arrangement. Clients can pull right up to your front door.	Margaret F. Madigan Maximus Hill, LLC 413-4462
9. **70 Cascade Drive Building** 70 Cascade Drive	5,700	N/A	4,700	$8.00-10.00	N/A	Parking in adjacent lots.	Andy Olenick Fotowerks, Ltd 454-4743
10. **143 State Street Building** 143 State Street (2, N/A)	3,900	N/A	3,900	$8.00 - 11.00	Plus utilities.	Nearby surface lots. Crossroads and Sister Cities Garages.	Mort Segelin Philippone Associates 454-6229
11. **144 Andrews St. Building** 144 Andrews Street	2,700		0	$10.00	$1.50 CAM, 5% escalator.	Private underground parking.	Margaret Madigan Maximus Hill 413-4462
12. **150 State Street Building** 150 State Street (4, blt: 1968)	76,000	19,000	12,000	$16.00	$16.00 per sq.ft. includes CAM, tax. $1.30 per sq.ft. for tenant electric.	225 space covered lot on-site, Crossroads Garage.	Jeanne Froehler Buckingham Properties 295-9500 x 319

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2007

	BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATO RS	PARKING	CONTACT
13.	**170 N. Water Street Building** 170 N. Water Street (2+b; blt: 1986)	26,000		26,000	$8.75-9.50	Negotiable.		Margaret F. Madigan Maximus Hill 413-4462
14.	**194 Mill Street Building** 194 Mill Street (2, blt: 1895, ren: on-going)	6,800	N/A	3,645	$15.00	Net of utilities and janitorial. CAM, pro-rata share increase over base year.	Six spaces included on surface lot. High Falls garage nearby.	Rachel Rosen Norry Management Co. 271-4800 x226
15.	**217 W. Main Street Bldg.** 217 W. Main Street (4+b; ren. 1991-93)	27,120	N/A	27,120	$6.00 NET	Taxes, maintenance, utilities extra.	Area surface lots.	Douglas Burkhardt First Realty Company 271-1720
16.	**222 Andrews Street Building** 222 Andrews Street (2+b, blt: 1950's, ren: 2002)	11,000	6,000	0	$10.00-12.00	CAM, utilities & escalators included.	Parking available. Building has 19 leased spaces in adjoining lot.	John Holland Doculegal 232-4010
17.	**298 State Street Building** 298 State Street (4+b, blt: 1910, ren: on-going)	10,244	3,136	2,200	$10.00 - 16.50	CAM, gas, water. Pro-rata share of increase above base year.	Building owner controls 127 adjacent surface parking spaces in addition to those available in the High Falls garage.	David Dworkin LLD Enterprises 244-3575
18.	**300 State Street Building** 300 State Street (7+b, blt: 1893, ren: 2002)	81,265	12,500	5,500	$9.00-15.50	CAM, gas, water. Pro-rata share of increase above base year.	Building owner controls 127 adjacent surface parking spaces in addition to those available in the High Falls garage.	David Dworkin LLD Enterprises 244-3575

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2007

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
19. **454 East Broad Street** 454 E. Broad Street (Blt. early 1970s, ren. 1994)	11,880		11,880	Negotiable	Negotiable	Adjacent 25-car parking lot, nearby surface lots, and on-street parking.	Fred Taddeo 475-9805
20. **Advantage Federal Credit Union** 225 W. Broad St. (1, blt: 1962, ren: 2000)	8,000	N/A	0	$13.00	Taxes, insurance, CAM, A/C, heat.	Adjacent lot.	Jeanne Froehler Buckingham Properties 295-9500 x 319
21. **Alliance Building** 183 E. Main Street (15, blt: 1926, ren:on-going)	135,000	12,000	76,000	$8.00 - 11.00	Utilities, on-site mgmt., maintenance, and security. State of the art life and safety system, skyway access, dedicated high-speed internet service.	South Ave./Stone St. Garage approx. 20 ft from side entrance of Alliance Bldg.	Eileen Broderick Conifer Alliance Associates 324-0503
22. **Appellate Court Building** 50 East Avenue (2 bldgs., blt: 1998)	77,650	N/A	0	N/A	This complex is fully occupied by the NY Appellate Division of the NYS Supreme Court under a lease with Monroe County.	Underground parking, East End Garage, area surface lots.	Timothy P. Foster, CPM Riedman Development Corp. 232-2600 x106
23. **Bank of America Building** (Formerly Fleet Bank Building) One East Avenue (11+b, blt: 1962, ren: 1985)	92,620	5,700	37,717	$14.00 -16.00	N/A	Midtown, St. Joseph's, and South Avenue Garages. Nearby surface lots.	Jason Slear Bank of America (215) 884-9680
24. **Bank of America Center** (Formerly Fleet Center) 155-159 E. Main Street (6+b, blt: 1920, ren: 1985)	88,086	varies	0	$8.00 net	Jan and utilities	South Avenue and St. Joseph's Garages.	Daniel O'Neill Pyramid Brokerage Co. 248-9426

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATO RS	PARKING	CONTACT
25. **Bausch & Lomb Place** One Bausch & Lomb Place (20, blt: 1995)	343,711	20,400	10,995	$17.50	Triple net. Wintergarden, cafeteria, private dining rooms, video conferencing facility, fitness center.	Attached parking deck. Court Street Garage.	Angelo V. Nole CB Richard Ellis 240-8080
26. **Cascade Center** 72 Cascade Dr./25 N. Washington St. (5, N/A)	93,000	6000 - 13500	4,200	$4.00 -10.00	A/C, parking, very unique space. Includes CAM, janitorial. Utilities extra. Tax escalator.	Free in adjacent lot.	John Loftus Cascade Associates LLC 423-0207
27. **Century Row** 165-171 State Street	6,000	N/A	5,000	$8.00	CAM, janitorial. Escalators on CPI.		Emmelyn Logan-Baldwin 232-2292
28. **Chapin Building** 205 St. Paul Street (5, blt: 1890, ren: 1989)	40,200	12,000 grosss, 10,000 leasable	0	$12.00	Taxes, insurance included. Escalators on taxes, insurance & building operating expense. Pro-rata share of gas & elec.	Private lot.	Fred Rinaldi, Jr. Chapin Associates 232-4408
29. **Chase Tower** 219 E. Main Street (27, blt: 1973, ren: 1987)	424,000	13,700	131,889	$15.00 Gross	Taxes & operating expense. Escalators annually on taxes, operating expenses, and janitorial.	South Ave. and Midtown Garages, 40 private spaces underground.	John Manilla Pyramid Brokerage Co. 248-9420
30. **Chestnut Square Building** 315-350 E. Main Street (5, N/A)	20,000	14,800	3,500	$12.00	Includes all but electric & janitorial.	East End Garage, nearby surface lots.	Jerry Watkins Farash Corporation 244-1886

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
31. **City Place** 50 West Main Street (8, blt: 1904: ren: 1998)	273,000	N/A	0	N/A	N/A	200 space adjacent lot, Sister Cities Garage, area surface lots.	Peter Formicola City Center I, LLC 271-8030
32. **Clarion Riverside Hotel** 120 East Main Street (blt, 1971, ren: 2001)	8,460	N/A	8,460	$7.00 - 15.00	Taxes, CAM, utilities. Janitorial additional.	Connected Clarion Riverside Garage.	Mark Rabjohn Clarion Riverside Hotel 546-6400 x 7274
33. **Clinton Square** 75 South Clinton Avenue (14, blt: 1990)	305,400	24,100	37,587	$22.00 - 24.00	CAM, janitorial, taxes, security, utilities. Annual adjustment in pro-rata operating expenses and taxes.	400-space underground garage, South Ave. and Midtown Garages.	Bob Tait Broadstone Real Estate LLC 246-4103
34. **Corporate Place** 255 East Avenue (4, blt: 1987)	160,000	42,000	48,000	$18.50	CAM, insur., heat, A/C, security, parking in ramp garage plus elec. & janitorial. Escalators on taxes and maintenance over base year. Lower level space available at $8 per sq.ft.	700-car attached private ramp garage.	Jerry Watkins Farash Corporation 244-1886
35. **Court-Exchange Building** 144 Exchange Street (6+b, blt: 1882, ren: 1984)	43,000	7,000	5,540	$13.50 - 15.00	Janitorial, taxes, CAM, electric, heat, A/C. Escalators on taxes and maintenance. 24-hour access.	100-space adjacent surface lot charged at cost. Civic Center Garage.	Sheila Fustanco McCarthy Richardsen Properties 240-8090

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
36. **Cox Building** 36 St. Paul Street (7+b, blt: 1885, ren: 2000)	60,000	14,000	12,928	$6.00-$10.00	CAM, taxes, elec., heat, CPI increases. Escclatora on taxes, insur., heat. Newly renovated, high-amenity space overlooking river on 6th fl. Newly carpeted and remodeled. Separate utilities may apply. Security camera, T1 line on site.	Not included but available at Clarion Riverside Hotel, and St. Joe's garages, as well as adjacent surface lots.	Margaret Madigan Maximus Hill LLC 420-5862
37. **Crossroads Building** 2 State Street (15+b, blt:1969)	177,700	12,700	31,000	$12.50	Plus $1.25 electric, $1.00 janitorial Four high-speed elevators, A/C, guard service. Brand new lobby. Food service.	Crossroads garage.	Daniel O'Neill Pyramid Brokerage Co. 248-9426
38. **Daily Record Building** 11 Centre Park (3, blt: 1904, ren: early 1970's)	22,242	N/A	2,600	Negotiable.	CAM, parking. One loading dock in rear of building. Common freight elevator.	Adjacent lots and on-street parking.	Bill Shaw 317-6325
39. **Ellwanger & Barry Building** 39 State Street (8+b, blt: 1888, ren: 1985)	89,700	10,000	23,564	$11.00-$13.00 Gross	Taxes, electric, heat, CAM. Escalators on taxes, CAM and utilities.	Sister Cities garage and adjacent surface lots.	Jeanne Froehler Buckingham Properties 295-9500 ext. 319
40. **Executive Building** 36 W. Main Street (9+b, blt: 1890, ren: on-going)	157,100	20,000	32,000	$11.50	Security, electric, heat, A/C, janitorial.	Sister Cities Garage (attached), Civic Center Garage.	Gordon Drucker Executive Building Assoc. LLC 232-4390

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2007

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
41. **Fifty Chestnut Plaza Building** 50 Chestnut Street (12+b, blt: 1929, ren: on-going)	88,000	10,300	35,000	$5.00 - 10.00	Taxes, elec., and heat. A/C is negotiable. Escalators on taxes, util., maintenance and insur. Health club, pool, restaurant & coffee shop in bldg.	Surface lots next to building. Midtown Garage.	Tracy Bill 50 Chestnut Plaza LLC 454-5440
42. **First Federal Plaza** 28 E. Main Street (21, blt: 1977)	268,000	11,500	25,000	$18.50	Includes base year operating expenses & base yr. taxes. CAM, jan., elec., A/C, heat, security, taxes. Escalators on taxes and operating expenses.	Private underground garage, Crossroads Garage.	Chris Hill or Lynn Gordon I. Gordon Corporation 232-2330
43. **Fitch Building** 360 Alexander Street (3,r en: on-going)	51,000	N/A	0	$10.00-$12.00	Plus utilities.	80 parking spaces in two surface lots, one on-site, and the second in close proximity.	Jeff Reddish or Kristy Swanson, Residentail Management, Inc. 235-0046 or 235-0047
44. **Frontier Center** 180 South Clinton Avenue (8, blt: 1987)	225,000	28,100	0	N/A	Triple net, single tenant occupancy.	Washington Square Garage.	Steve Carnevale Winthrop Management (617) 570-4680
45. **Gauss Building** 164 Andrews Street (2, blt: 1900, ren: 1987)	5,000	N/A	5,000	$7.00 - 11.00	Heat & water included. Escalators on taxes and CAM.	Area surface lots.	Morad Yeroushalmi 151 St. Paul LLC (516) 487-5444
46. **Granite Building** 130 East Main Street (12, blt: 1890, ren: 1985)	50,000	10,000	30,000	$12.00	Triple net. Parking and janitorial. CAM, utilities and taxes.	South Avenue and Clarion Riverside Garages. Nearby surface lots.	Bill Kedley Harris Beach PLLC 419-8800

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2007

	BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
47.	**Harro East Building** 400 Andrews Street (7, blt: 1932, ren: 1984)	62,500	10,000	5,739	$14.00	CAM, heat, security, athletic club mbrshp., dining facility, exhibit & theater space, conference & meeting rooms. Escalators on expenses & base rent.	Included, 4 adjacent surface lots.	Scott Burdett Flaum Management Co., Inc. 546-4866
48.	**High Falls Building** 4 Commercial Street (7, N/A)	39,800	5,000 - 7,000	4,202	$10.00-$12.00	Triple net. No real estate taxes, in NYS Empire Zone.	100 spaces on-site as well as parking in High Falls Garage and nearby surface lots.	Ben Kendig High Falls Dev. Corp. 262-9947
49.	**High Falls Business Center** (Formerly Upper Falls Building) 250 Mill Street (5+b, blt: 1840, ren: 1985-1990)	13,000	3,000	1,500	$495 and up, per suite. Larger spaces are priced per deal.	Executive suites/office arrangement. Includes furniture, utilities, CAM, janitorial, insurance, special business and office support services.	Free Parking, Three parking lots w/ 54 spaces. Two adjacent to building and one is a block away.	Tom Mancuso High Falls Business LLC 777-4100
50.	**Hiram Sibley Building** 311 Alexander Street (4, blt: 1926, ren: on-going)	18,000	7,500	720	$12.00-$20.00	Negotiable.	Free parking in adjacent lot.	Jeff Reddish or Kristy Swanson, Residential Management, Inc. 235-0046 or 235-0047
51.	**Irving Place** 30 W. Broad Street (5+LL, blt: 1856, ren: 1987)	45,000	10,000	1,800	$11.00 - $18.00	CAM, jan., taxes, elec., A/C, heat, insur. Escalators on taxes and operating expenses based on base year.	Civic Center Garage, nearby surface lots.	Paul Foti Mark IV Const. Corp. 232-1760 x121
52.	**Jonathan Child House** 35 S. Washington Street	7,500	7,500	7,500	$5,000 per month	Separate gas and electric, CAM included	Adjacent parking lot.	Jeanne Froehler Buckingham Properties 295-9500 x 319

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
53. **Knowlton Building** 69 Cascade Drive (5+b, ren: 2000)	48,000	20,000	0	$10.00-$14.00	CAM, janitorial. Tenants pay utilities. Very unique renovated space.	Free in adjacent lots behind and near building.	John Loftus Cascade Associates LLC 423-0207
54. **Liberty Plaza** 31 E. Main Street (5, blt: 1800, ren: 2000)	31,000	7,000	1,800	$10.00 - 12.00	3% annual escalator.	Crossroads Garage, area surface lots.	Mort Segelin Philippone Associates 454-6229
55. **Michaels/Stern Building** 87 N. Clinton Avenue (7, ren: 2002)	63,500	17,500	0	$11.00	Taxes, insurance, CAM. HVAC negotiable.	Guaranteed parking available, plus public parking in St. Joseph's Garage, and area surface lots.	Jeanne Froehler Buckingham Properties 295-9500 x 319
56. **Michael A. Telesca Center For Justice** One West Main Street (10, blt: 1966)	76,559	7,860	0	$12.00	Gross rent, plus $1.25 elec., $1.00 jan. Taxes and CAM over base year. Guard service.	Civic Center, Crossroads and Sister Cities Garages. Nearby surface lots.	Daniel O'Neill Pyramid Brokerage Co. 248-9426
57. **Midtown Plaza/B. Forman Bldg.** Midtown Plaza (6+B, blt: 1920, ren: 1985)	63,500	Varies between 4,420 and 38,000	63,500	$10.00 - 12.00	CAM, insurance, taxes and HVAC, with escalators.	Underground parking at Midtown Garage.	Robert Tait Broadstone Real Estate, LLC 246-4103
58. **Midtown Plaza/Euclid Building** 100 Midtown Plaza (4+b, blt: 1962)	50,652	Varies between 15,800 and 19,500	29,616	$10.00 - 15.00	CAM, insurance, taxes and HVAC, with escalators.	Underground parking at Midtown Garage.	Robert Tait Broadstone Real Estate, LLC 246-4103

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
59. **Midtown Plaza/McCurdy Bldg.** Midtown Plaza (6+b, blt: 1901, ren: 1986)	245,404	64,770	245,404	$10.00 - 12.00	CAM, insurance, taxes and HVAC, with escalators.	Underground parking at Midtown Garage.	Robert Tait Broadstone Real Estate, LLC 246-4103
60. **Midtown Plaza/Midtown Tower** Midtown Plaza (17+2 penthouses, blt: 1962, ren:1980)	207,097	Varies between 9,642 and 16,900	294,456	$16.00 - 18.00	CAM, insurance, taxes and HVAC, with escalators.	Underground parking at Midtown Garage.	Robert Tait Broadstone Real Estate, LLC 246-4103
61. **Midtown Plaza/Seneca Office Bldg.** 20 South Clinton Avenue (7+b, blt: 1972, ren: 1983)	173,000	34,600	173,000	$10.00-$15.00	CAM, insurance, taxes and HVAC, with escalators.	Underground parking at Midtown Garage.	Robert Tait Broadstone Real Estate, LLC 246-4103
62. **Midtown Plaza/Terrace Level** Midtown Plaza (2, blt: 1962)	36,641	150,000	36,641	$12.00 - 14.00	CAM, insurance, taxes and HVAC, with escalators.	Underground parking at Midtown Garage.	Robert Tait Broadstone Real Estate, LLC 246-4103
63. **Miller Center** (Formerly Eastman Place) 387 E. Main Street (5, blt: 1988)	48,465	8,400	0	$10.00 -$13.00	Triple net.	East End Garage, nearby surface lots.	Kurt Ziemendorf Mayzon Corp. 427-7390
64. **Neisner Building** 49 East Avenue (5+b, blt: 1920, ren: 1983)	51,100	9,000	51,100	N/A	N/A	Nearby surface lot, East End garage.	Jerry Watkins Farash Corporation 244-1886

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
65. **Novamac Building** 73 State Street (4, blt: 1986)	10,000	3,000	0	$13.50	Heat, electric, A/C, taxes, insurance, CPI increases., janitorial. Escalators on taxes and utilities.	Nearby surface lots. Close to Sister Cities and Crossroads Garages.	William McDonnell, Jr. Novamac 454-1160 x 210
66. **One City Centre** 161 Chestnut Street (5, blt: 1983, ren: on-going)	120,000	24,000	0	$17.00	Janitorial, taxes, CAM, heat, security, electric, insurance, A/C. Tenants pay share of increases on yearly basis.	Company surface and underground parking. Washington Square Garage.	Michael H. Frame CB Richard Ellis 240-8080 x 222
67. **One Forty Main West** 140 West Main Street (4+b, blt: 1870, ren: 1987)	39,000	8,900	8,500	$11.00-$14.00	Heat. Escalators on taxes, utililities and insurance, pro-rated annually.	On site 150 car parking.	James Sloan LAM Company 546-4580
68. **One HSBC Plaza** 100 Chestnut Street (21, blt: 1971, ren: 1984-99)	351,400	16,800	27,000	Negotiable	Gross lease with escalators on a base year.	10 underground spaces and surface lot parking for employees. Midtown Garage, nearby surface lots.	Joy House Benderson Development Co. 454-3280
69. **Partners Building** (Formerly Wolf Building) 192 Mill Street (6+b, blt: 1888, ren: 2000)	45,000	7,500	0	N/A	Net of utilities and janitorial. CAM, pro-rata share increases over base year.	20 spaces per floor available at High Falls garage directly opposite 192 Mill. Nearby surface lots.	Rachel Rosen Norry Management Company 271-4800 x226
70. **Powers Building** 16 W. Main Street (10+b, blt: 1865, ren: 1990)	140,757	17,000	7,050	$12.50 - 16.50	CAM, jan., taxes, HVAC, security, insur., high quality workletter.	Attached 1,000+ space parking garage. Nearby surface lots and Crossroads Garage.	Mark Stevens S.B. Ashley Mgmt. Corp. 454-4840

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATO RS	PARKING	CONTACT
71. **Reynolds Arcade** 16 East Main Street (10+b, blt: 1930, ren: on-going)	80,000	2nd-6th =10,000, 7th-10th =5,000	4,000	$13.50	Taxes, CPI increases, CAM, security, elec., heat, A/C, insur. Escalators on taxes and utilities.	Crossroads and Sisters Cities Garages. Nearby surface lots.	Chris Hill or Lynn Gordon I. Gordon Corporation 232-2330
72. **Riedman Tower** 45 East Avenue (8+b, blt: 1983)	66,262	2nd =10600, 3rd-8th =7200	11,000	Negotiable	Full service with escalators over base year.	East End and Midtown Garages. Nearby surface lots.	Tomothy Foster Riedman Development Corp. 232-2600
73. **Rochester Club Centre** 120 East Avenue (4, blt: 1870, ren: 1989)	32,448	9,000	1,500	$12.00	Plus CAM, taxes, & utilities (electricity).	East End Parking Garage adjacent to building.	Thomas Masaschi & Kristy Swanson, Residential Management, Inc. 235-0046 or 235-0047
74. **Rochester Contemparу** 137 East Avenue (2, ren: 2002)	3,600	N/A	800	$250 - 620 per space.	24/7 access, heat, lights, and A/C. Automatically includes membership in RoCo. All three spaces have good light, two with eastern exposures and one with a western exposure.	East End Garage and various surface lots.	Robin Jaeckel The Rochester Contemporary 461-2222
75. **Searle Building** 179-189 St. Paul Street (6+b, blt: 1890, ren: on-going)	38,000	7,143	0	$5.00 - $7.00	CAM, heat, water Electric separately metered. $5-7 flat rate per square foot, per space.	On-site lot with 21 spaces, plus nearby surface parking lots.	Jeff Cook Searle Building, Inc. 454-5393
76. **Seventeen Main St. East Building** 17 E. Main Street (5, ren: 1970's)	15,000	3,000	9,000	$8.00	Janitorial, CAM, heat, A/C. Escalators on taxes.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	David Stern Wilder 4 Corners Assoc., Inc. 232-4724

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
77. **Sibley Centre** 25 Franklin Street (12+b, blt: 1930, ren: on-going)	720,500	40,000	270,000	\$10.00 - \$11.00	Gross rent + net electric.	St. Joseph's and Midtown Garages. Nearby surface lots.	Jack Kelly Wilmorite 464-9400 x 293
78. **St. Paul Place** 151 St. Paul Street (6, blt: 1920, ren: 1987)	41,900	6,200	14,450	\$8.75 - 10.50	Heat, water included. Tax, CAM escalators.	Tenant parking lot with 41 spaces, St. Joseph's Garage, and nearby surface lots.	Morad Yeroushalmi 151 St. Paul LLC (516) 487-5444
79. **SUNY Brockport MetroCenter** 55 St. Paul Street (5, blt: 1917, ren: 1986)	96,458	N/A	4,000	\$10.00 Negotiable.	Includes utilities. Could accommodate 4,000-10,000 temporary or permanent space	Clarion Riverside Garage and area surface lots. Limited parking on site.	Frank O'Donnell Mayzon Corp. 427-7570
80. **Talman Building** 25 E. Main Street (5, blt: 1825, ren: 1997)	20,000	N/A	0	\$12.00-\$16.00	Utilities, taxes, CAM, A/C, with escalators on taxes and utilities.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	Diane Ford Talman Assoc. LLP 546-2500
81. **Temple Building** 14 Franklin Street (14+b, blt: 1925, ren: on-going)	40,000	10,000	20,000	\$4.75-\$14.50	Triple net & metered electric.	St. Jospeh's & Midtown Garages. Nearby surface lots.	Phil Damico Costanza Enterprises, Inc. 232-3600
82. **Times Square Building** 45 Exchange Street (12, N/A)	85,000	8,000	20,000	\$10.50-12.50	CAM, security, insurance, heat, A/C. Plus electric & janitorial. High speed internet access. Escalators on taxes and maintenance over base year.	Civic Center Garage, nearby surface lots.	Rich Calabrese, Jr. Times Square Associates 232-6560

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATO RS	PARKING	CONTACT
83. **Triangle Building** 335 East Main Street (5+b, ren: 1988)	29,000	6,800	9,000	$14.00	First floor space, retail or office. Taxes, elec., A/C, heat. Escalators on taxes and utilities.	Midtown, St. Joseph's and East End Garages. Nearby surface lots.	Michael Palumbo Flaum Management Comp., Inc. 546-4866
84. **Two-Fifty East Ave. Bldg.** 250 East Avenue (2, N/A)	6,800	N/A	6,800	$5.50	Triple net lease.	Full Gospel Church lot parking.	Linda Delmonte 654-9526
85. **Union Trust Building** 19 West Main Street (10+b, blt: 1800, ren: on-going)	68,126	6,200	30,000	$10.00	Rent plus $1.25 elec., $1.00 jan. Taxes, CAM, heat, security, insur., A/C. Escalators on taxes and utilities.	Civic Center, Crossroads and Sister Cities Garages. Nearby surface lots.	Daniel O'Neill Pyramid Brokerage Co. 248-9426
86. **Valley Building** 339 East Avenue (4, blt: 1930, ren: on-going)	60,000	23,645	15,000	$8.00-15.00	Negotiable.	Parking in nearby surface lots (100 spaces+); some inside garage parking available.	Jeff Reddish or Kristy Swanson, Residential Management, Inc. 235-0046 or 235-0047
87. **Warner Place** 82 St. Paul Street (7, blt: 1884, ren: 1989)	92,000	14,500	85,000	$4.50 - 10.50	Net lease. Includes taxes, CAM, insur., heat & A/C. Escalators on CAM base year.	St. Joseph's Garage, adjacent surface lots.	Paul Foti Mark IV Const. Corp. 232-1760
88. **Washington Building** 1 S. Washington Street 4+b, blt: 1905, ren: 2001)	54,300	11,000	200	$14.00	Taxes, CAM, elec., A/C, insur., heat.	Area surface lot immediately adjacent to building.	Jeanne Froehler Buckingham Properties 295-9500 x 319

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ESCALATORS	PARKING	CONTACT
89. **Water Street Commons** (Formerly Olde Rochesterville) 189 North Water Street (2, blt: 1892, ren: 1986)	41,000	15,000	3,712	$7.00-12.00	Tenant elec. separately metered. Escalators calculated annually, excess over base.	Tenant parking garage, Plaza Apts. Garage.	Jeanne Froehler Buckingham Properties 295-9500 x 319
90. **Wegman Building** 78-80 West Main Street (4+b, blt: 1890, ren: 1984)	33,000	1st-2nd =11000 3rd-4th =5500	0	Negotiable	N/A	Sister Cities Garage, nearby surface lots.	Bernie Iacovangelo Faber Real Estate Services, Inc. 889-4840
91. **Wilder Building** 1 East Main Street (11+b, blt: 1896)	55,000	5,000	6,200	$9.00	Taxes, CAM, heat. Escalators on taxes.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	David Stern Wilder 4 Corners Assoc., Inc. 232-4724

REPORT DEFINITIONS

The information in this report is compiled annually by Rochester Downtown Development Corporation in an on-going effort to track the downtown office market. It represents a "snapshot" of the conditions that existed in May of each year. The 2007 Survey contains the most accurate figures on a building-by-building basis for 2007 and for all prior survey years.

Building Classifications

Both competitive and non-competitive space is tracked in the Survey, which includes 107 downtown office buildings.

In the May 2007 report, the classifications for downtown's "competitive" buildings are a blend of five categories. Two of these utilize BOMA International's office space rating categories (A and B), and three have been developed over the years by RDDC to more accurately reflect market conditions in downtown Rochester (A/R, Non-Traditional, Non-Competitive). The Non-Traditional category was added in 2004 retroactively to cover the 2003 and 2004 data.

In all cases, the classifications reflect the competitive ability of each building to attract similar types of tenants. A combination of factors including rent, market perception, building finishes, building amenities, location and accessibility, and system standards and efficiency are used as relative measures.

The definitions used for RDDC's building classification system are as follows:

- **CLASS "A"** – Most prestigious buildings competing for premier office users with rents well above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence;

- **CLASS "A/R"** – Substantially rehabilitated buildings considered prestigious which compete for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility, and a definite market presence;

- **CLASS "B"** – Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area, systems are adequate, but the building can no longer compete with Class "A" at the same price;

- **CLASS "NON-TRADITIONAL" ("N/T")** – Generally below $10.00 per square foot and often experiencing higher vacancy rates (75%+). Buildings are older and often feature some combination of unusual floor layouts, high ceilings, large windows, exposed brick interior walls, wood floors, interesting architectural details, and off-center locations. Generally outside the "conventional" office market, these buildings tend to attract mixed-use development (e.g., office/loft housing), as well as IT and creative industry tenancy; and,

- **CLASS "N/C" –** Buildings where the owner is the sole occupant.

Glossary of Terms

The terms used in this report are defined below.

"a," "b," "sb" – Attic, basement and sub-basement.

Absorption – The change in occupied space over time.

A/C – Cost of air-conditioning (pro-rata share).

CAM – Cost of common area maintenance (pro-rata share).

CPI – Consumer price index.

Elec. – Cost of electricity (pro-rata share).

Insur. – Cost of annual building insurance premiums (pro-rata share).

Jan. – Cost of in-office janitorial services (pro-rata share).

LL – Lower level.

NLOS – Net leasable office space.

Occupied space – Space currently under lease.

Vacant space – Space not currently under lease.

RDDC welcomes additions or corrections, as well as suggestions regarding next year's survey. The 2007 SURVEY reflects relatively minor corrections in data retroactively for the reporting years 1998 through 2006; previous reports should be discarded. The tables in the 2007 report provide data that permit accurate comparisons over this ten-year period.