



Located in the heart of Downtown Rochester, Clinton Square is a contemporary 14 story versatile class A office opportunity

## 75 South Clinton Avenue

2,420± RSF – 25,590± RSF



 CUSHMAN &  
WAKEFIELD

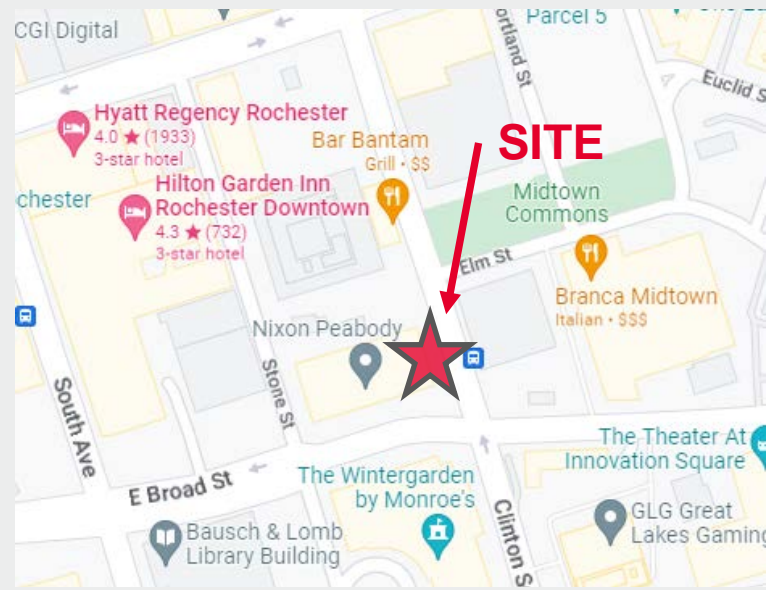
 Pyramid Brokerage  
Company

FOR LEASE

# 75 South Clinton Ave

## About the Building

One of Rochester's true class A office buildings. Located in the heart of Downtown Rochester's tower district. Clinton Square was designed and built by world-renowned architects Hellmuth, Obata & Kassabaum. Steps away from the Genesee River, premier residential spaces, hotels, restaurants museums, and major transportation lines. Featuring an onsite café, 24/7 security and high-quality finishes throughout. A must-see in the Greater Rochester area.



### John Rogers

Real Estate Salesperson  
+1 585-248-9426 x 332  
[irogers@pyramidbrokerage.com](mailto:irogers@pyramidbrokerage.com)

### John J. Manilla

Real Estate Broker  
+1 585-248-9426 x 321  
[jmanilla@pyramidbrokerage.com](mailto:jmanilla@pyramidbrokerage.com)

### Martin Manilla

Real Estate Salesperson  
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[mmanilla@pyramidbrokerage.com](mailto:mmanilla@pyramidbrokerage.com)

# Property Highlights

- Owner controlled underground parking for up to 400 cars, with direct elevator access to the lobby.
- Parking included in base rent.
- High traffic area containing numerous restaurants, pocket parks, hotels, and Rochester, NY allure.
- Indoor access to hotels and the Rochester Convention Center.
- On-site childcare facility and café
- Staffed reception with controlled access, 24/7 security and 24/7 tenant access.
- On-site ownership and property management
- Prominent tenant roster
- Landlord will provide market TI allowance.

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## Availability

Floor	SF	Possession
1 <sup>st</sup> floor	6,765	Immediate
3 <sup>rd</sup> floor	9,983	Immediate
5 <sup>th</sup> floor	11,272	09-01-2023
6 <sup>th</sup> floor	3,647	Immediate
6 <sup>th</sup> floor	426	Immediate
7 <sup>th</sup> floor	2,842	Immediate
7 <sup>th</sup> floor	2,420	Immediate
8 <sup>th</sup> floor	25,590	09-01-2023



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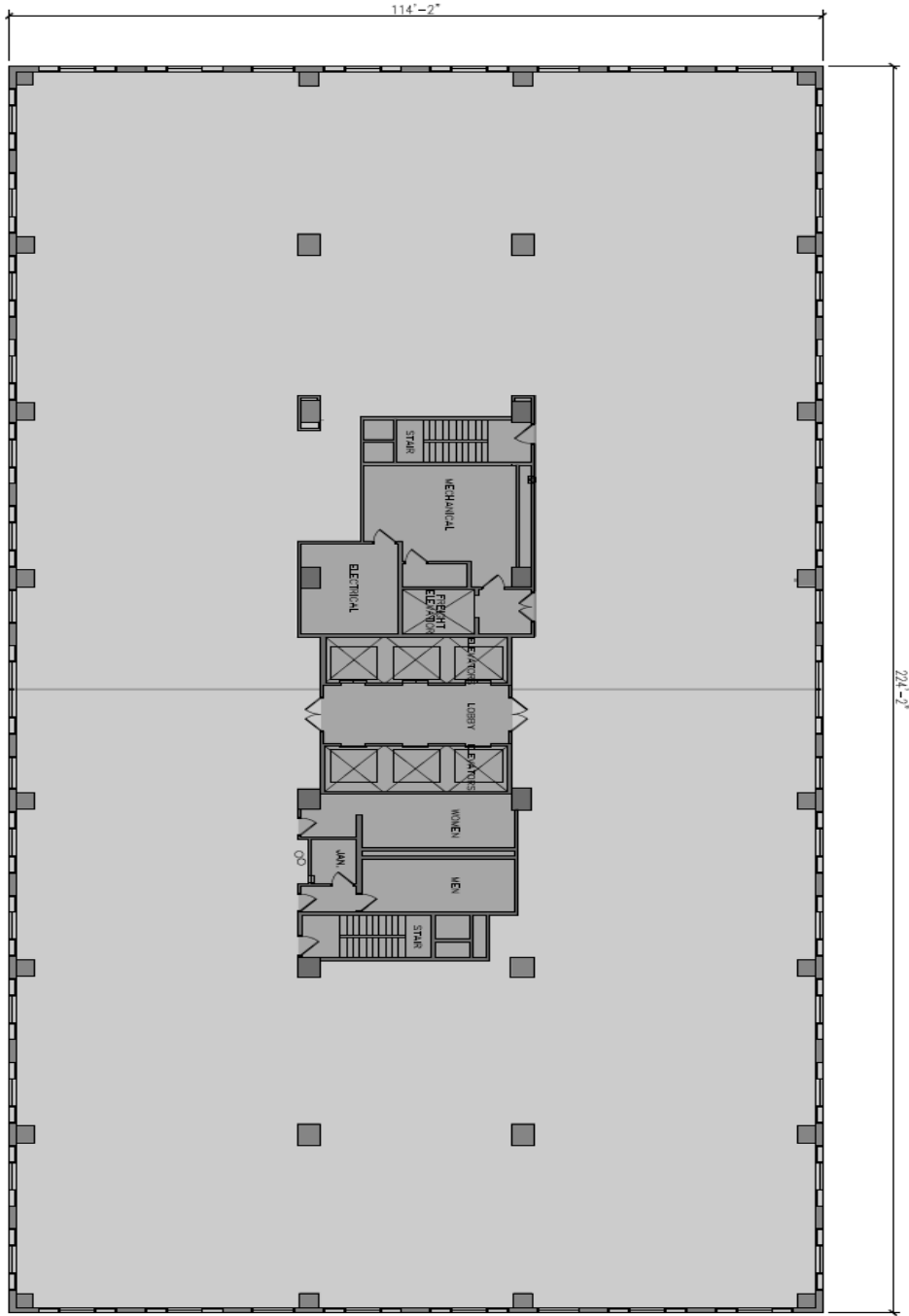
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# TYPICAL FLOOR PLAN



FLOORS 3 THRU 12  
1/8" = 1'-0"



GROSS AREA TABULATION  
BUILDING CORE: 2,800 +/- SQ. FT.  
REMAINING BUILDING AREA: 22,790 +/- SQ. FT.  
TOTAL BUILDING AREA: 25,590 +/- SQ. FT.

<p>PROJECT NO. 2015A SHEAN BY: TINA, SCS REVISION BY: TINA, SCS DATE: 05/20/15</p>	<p>CLINTON SQUARE - BUILDING SHELL AND CORE PLANS 75 SOUTH CLINTON AVE. ROCHESTER, NEW YORK 14604</p> <p>FOR: HOME LEASING, CLINTON SQ., SUITE 700</p>	<p>THIS DRAWING IS THE PROPERTY OF ARCHITECTURA PC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURA PC.</p>	<p><b>Architectura</b> 17 PITKIN STREET, SUITE 100 ROCHESTER, NEW YORK 14607 TEL: 585-442-8550 www.architecturapc.com</p>
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