



ADDRESS	1200 Ridgeway Avenue, Rochester, NY, County of Monroe						
LOCATION	Corner of Mt Read Blvd. Just south of NY 104, 5 minutes from I-390						
BUILDING SIZE	164,767 sq ft						
STARTING LEASE RATES	<table border="0"> <tr> <td>Manufacturing & Distribution:</td> <td>\$4 per sq ft per year</td> </tr> <tr> <td>Office:</td> <td>\$8 per sq ft per year</td> </tr> <tr> <td>Laboratory:</td> <td>\$15 per sq ft per year</td> </tr> </table>	Manufacturing & Distribution:	\$4 per sq ft per year	Office:	\$8 per sq ft per year	Laboratory:	\$15 per sq ft per year
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Office:	\$8 per sq ft per year						
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OPERATING EXPENSES	CAM, taxes and building insurance additional. Utilities & tenant space maintenance not included.						
ZONED	Industrial / General						
UTILITIES	480v load center, 140 lbs and LP steam, process water, compressed air, nitrogen, industrial sewer, sanitary sewer						
ELECTRICITY RATES	Electricity \$0.04 - \$0.06 MWh variable						
BUILDING AMENITIES	Auditorium; Open entry foyer; Vivarium; ADA accessible; Docks: 7; Elevators: 3 freight; 300+ adjacent parking spaces; 2 shower rooms (M/F); 4 locker rooms (M/F), Restrooms: 3F, 4M, 1 unisex						
AREA AMENITIES	Minutes to The Mall at Greece Ridge where dining and shopping opportunities abound. Less than 15 minutes to Lake Ontario beaches. Short drive to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center.						
SPACE AVAILABLE (SF)	Office: 29,796; Laboratory: 34,306; Manufacturing: 0; Warehouse: 4,789; Other/Service: 3,097						
BUILDING CONSTRUCTION	Curtain wall concrete, brick and some steel panel exterior walls. Floor structure: Concrete, acid brick. Roof: Metal; Interior: Metal studs/drywall, Hauserman brick, cinder block						
CEILING HEIGHT	18'						
COLUMN SPACING	20 x 20						