



ADDRESS	1669 Lake Avenue Avenue, Rochester, NY, County of Monroe
LOCATION	North of intersection of Lake and Ridge Road (NY104) minutes from I-590
BUILDING SIZE	307,660 sq ft, 8 floors, 388 available wet labs
STARTING LEASE RATES	Office: \$8 per sq ft per year Laboratory: \$15 per sq ft per year
OPERATING EXPENSES	CAM, taxes and building insurance additional. Utilities & tenant space maintenance not included.
ZONED	Industrial / General
UTILITIES	Electric: One 480v load center; HVAC: 15 main supply systems; Rh system on 4 th floor, 30 exhaust systems; LP steam, compressed air @ 80 psi, process water, chilled water, high purity water, sanitary sewer
UTILITY RATES	Electricity \$0.04 - \$0.06 MWh variable
BUILDING AMENITIES	Grade level access; Docks: 1; Elevators: 1 freight and 4 passenger; Restrooms (13 M /13 F); Locker rooms on 5 th floor (1 M /1 F) with 16 showers
AREA AMENITIES	Walking distance to Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, Monroe Community College Workforce Development Center and several retail locations. 1.2 miles to Maplewood YMCA. 3.5 miles to City Center, 4.5 miles to Ontario Park.
SPACE AVAILABLE (SF)	Office: 46,335; Laboratory: 82,986; Manufacturing: 5,227; Warehouse: 4,548; Other/Service: 1,138
BUILDING CONSTRUCTION	Frame: Concrete / Steel; Ceiling type: Drop ceiling in non-production areas, open to slab in other areas; Exterior walls: brick / concrete; Floor: Concrete; Roof: Concrete; Roof covering: Numerous
CEILING HEIGHT	11' 3.5"
COLUMN SPACING	20' x 25' east section; 20' x 20' west section