



BENDERSON
DEVELOPMENT

Five Star Bank Plaza

100 CHESTNUT STREET :: ROCHESTER, NEW YORK 14604

www.benderson.com

THE BEST VIEWS AVAILABLE IN THE CITY

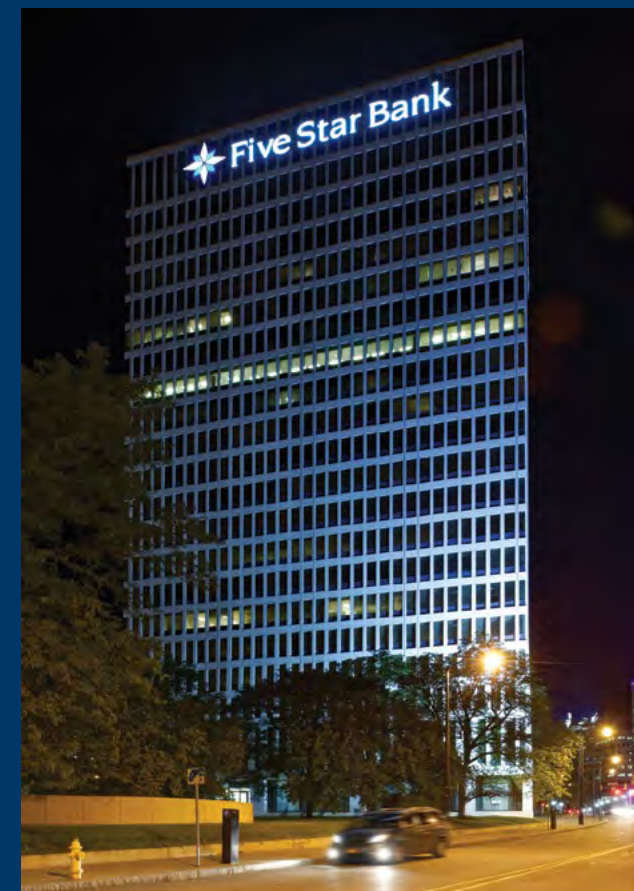


View from upper floors.

Five Star Bank Plaza

Five Star Bank Plaza is one of the most recognizable buildings on the city skyline in Rochester's Central Business District. The area is undergoing rapid residential and commercial development with older buildings being renovated and repurposed while major multi-dimensional projects are transforming downtown. This prime, central location provides tenants proximity to downtown shops, restaurants, parking and government offices; easy access to major highways and public transportation; as well as some of the best views available in the city.

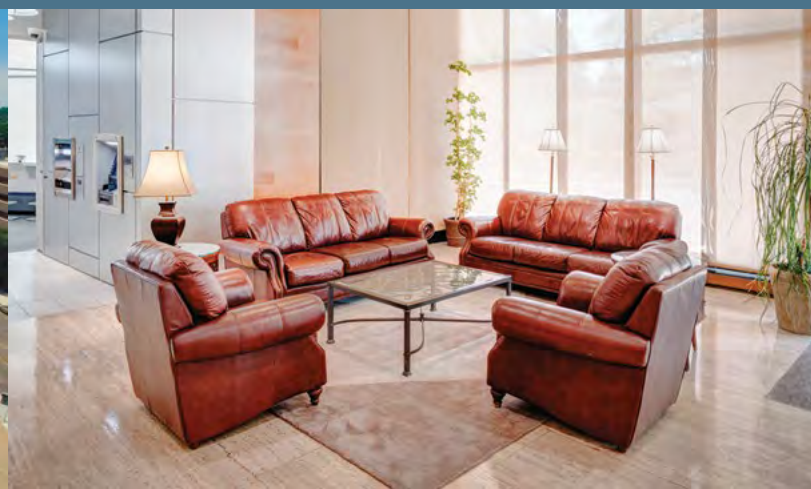
Office space at Five Star Bank Plaza offers competitive, full-service rental rates that include an impressive array of amenities. From full-service dining and catering to meeting rooms and state-of-the-art Internet connectivity, you'll find everything to create a professional, high-tech experience for your customers and employees. With modern designer interiors -- featuring a recent \$1 million renovation of the building's six elevators -- Five Star Bank Plaza suits the needs of the most discerning tenants.





- In the heart of Downtown Rochester's Business District
- Easily accessible to all major highways including the Inner Loop and I-490
- Panoramic views of the city skyline and Monroe County
- Walkable neighborhood with restaurants, parks, shops, residential, theaters and museums all nearby

- Meeting rooms, including a 210-seat auditorium, available free of charge to tenants
- Full-service café offering breakfast, lunch and catering
- Large dining room area overlooking a beautiful garden atrium with outdoor seating
- Ample on-site garage and surface lot parking
- Full-service bank located on first floor





- 21-story Class A landmark office building prominently identified on the Rochester skyline
- Elegant and modern common areas with designer finishes
- Column-free floor plates that offer maximum efficiency of space
- State-of-the-art Internet access including DSL, Fiber Optics, Cable and wireless services
- \$1 Million renovation of building elevators (5 passenger, 1 freight), each with approximate 2,500 lb. capacity

- On-site property management
- 24-hour manned on-site security; common areas monitored by closed circuit cameras
- Day Porters and Day Matrons to service your janitorial needs
- In-house construction division for your build-out, complete with engineers, architects, draftsmen, project managers and supervisors



Five Star Bank Plaza



BENDERSON DEVELOPMENT

Benderson Development has been a leading force in commercial real estate development for more than 65 years. The company owns and manages over 750 properties encompassing more than 40 million square feet in 39 states. The diverse Benderson portfolio includes retail, office, industrial, hotel, residential and land holdings. Founded by Nathan Benderson in 1949, Benderson Development has grown to become one of the largest privately held real estate development companies in North America.

Lead by a skilled management team who collaborate freely and effectively to cultivate the company's extensive portfolio, Benderson is known for its financial stability, award-winning property management, and its ability to transform properties into highly successful ventures. It has been a pioneer in the development of major office parks and shopping centers across the country.

Benderson has long possessed one of the industry's most enviable track records when it comes to leasing. The company prides itself on providing each tenant with an appropriate and attractive environment conducive to its individual business needs. Its reputation for service to tenants is unparalleled.

Five Star Bank Plaza

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FOR FURTHER INFORMATION PLEASE CONTACT:

Rochester Office

100 Chestnut Street, Suite 1120
Rochester, NY 14604

585.454.3280

Buffalo Office

570 Delaware Avenue
Buffalo, NY 14202

716.886.1100

Florida Corporate Office

7978 Cooper Creek Boulevard
University Park, FL 34201

941.359.8303

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benderson.com

STEPS AWAY FROM RESTAURANTS, PARKS, PARKING AND OTHER AMENITIES

The downtown Core around Five Star Bank Plaza is on a fast track to be the food epicenter of the region.



RESTAURANTS

- 01 Branca Midtown
- 02 Bubble Fusion
- 03 Flour City Station
- 04 House of Sushi
- 05 Matthew's East End Grill
- 06 Max of Eastman Place
- 07 Orange Glory Café
- 08 Salinger's
- 09 Shema Sushi
- 10 Side Bar
- 11 Spot Coffee
- 12 Starbucks
- 13 Starry Nites Café
- 14 Temple Bar & Grille
- 15 The Daily Refresher
- 16 The Old Toad
- 17 The Vesper
- 18 Veneto
- 19 Victoire Belgian Bar & Bistro

THEATRE AND MUSEUMS

- 01 Eastman Theatre
- 02 Geva Theatre Center
- 03 Little Theatre
- 04 National Museum of Play at The Strong
- 05 Rochester Contemporary Art Center

PUBLIC AND MUNICIPAL

- 01 RTS Transit Center
- 02 YMCA of Greater Rochester

- Public Parks
- Parking
- Parking Garage

REINVIGORATING DOWNTOWN ROCHESTER

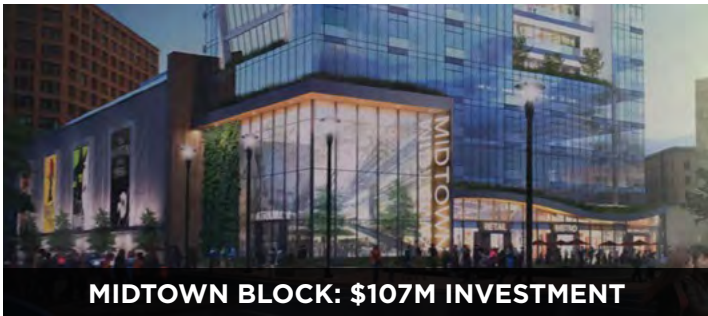
\$922 million is being invested in downtown Rochester through projects that are planned, under construction, or already completed.

Scores of buildings neighboring Five Star Bank Plaza in the Central Business District are under construction or undergoing renovations for residential and commercial use.



**\$922
MILLION
INVESTED**

LARGE-SCALE AND MULTI-DIMENSIONAL PROJECTS ARE CHANGING THE URBAN LANDSCAPE



MIDTOWN BLOCK: \$107M INVESTMENT

Following the demolition of Midtown Plaza, the Midtown block on the east side of Main Street is now being rebuilt. New streets, public spaces, and residential and commercial buildings are taking the place of the previous mall.



INNER LOOP EAST: \$24M INVESTMENT

The original sunken highway is being replaced with an at-grade boulevard. The project creates a stretch of shovel-ready property between Monroe Avenue and East Main Street. One proposal is an expansion of The Strong Museum estimated to increase visitors from 500,000 to 900,000 per year.



RTS TRANSIT CENTER: \$50M INVESTMENT

Award-winning new Transit Center spanning an entire block between North Clinton Avenue and St. Paul Street has revolutionized public transportation in Rochester.



AMTRAK STATION: \$29.5M INVESTMENT

Upgrades to the station will reduce regional delays by expanding track service; increasing functionality through a new and redesigned concourse; and enhancing overall passenger experience in a larger, modern station.

DOWNTOWN INNOVATION ZONE (DIZ)

Comprised of the area inside Rochester's Inner Loop, The Downtown Innovation Zone is a place where start-ups and young companies can build relationships with researchers, experienced business owners and venture capitalists to grow their businesses. Nearly 150 innovation and creative class enterprises now reside in Rochester's DIZ.



STREET PROJECTS MAKING DOWNTOWN MORE LIVABLE, AND TRANSIT-FRIENDLY

- **Inner Loop East** - \$24 Million Investment and 319 Jobs Created
- **Main Street Streetscape** - \$11.5 M Investment
- **City-Wide** - 11 Miles of On-Street Bike Lanes or Shared-Use Lanes
- **City-Wide** - 30 Miles of Multi-Use Trails
- **City-Wide** - Bike Lockers, Service Stands, Shelters, Posts, Racks and Corrals



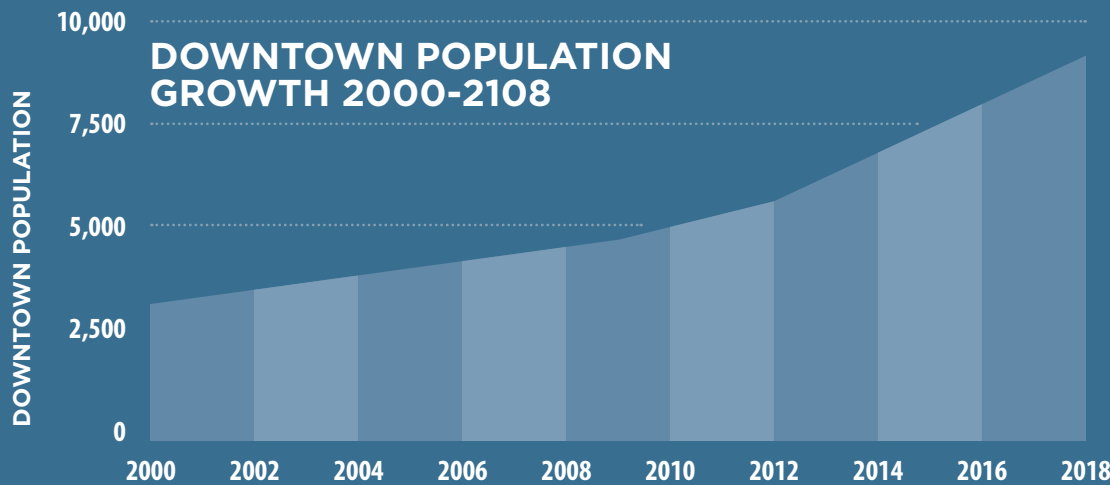
DOWNTOWN POPULATION IS BOOMING

With the recent downtown housing boom, Rochester's downtown population has more than doubled since 2000.



Rochester's population has more than doubled as the city follows a national trend toward downtown living that is revitalizing urban centers across the country. Downtown Rochester's residential population has grown to 7,000, and an additional 3,000 more will be moving in over the next two years.

Downtown has become one of the most diverse and vibrant neighborhoods in the region, blending young professionals, artists, students, mid-career executives, senior citizens, lower income residents, and wealthy retirees. The downtown demographic is becoming younger with more and more millennials living and working downtown.



**264%
GROWTH
SINCE 2000**



DOWNTOWN HOUSING DEVELOPMENTS

Along with the current population boom, downtown Rochester has seen rapid growth in new and renovated housing developments.



A total of 48 downtown commercial buildings are being or have been converted to residential and mixed-use since the year 2000. Nine new residential projects have been built and 19 are currently in the planning stages.

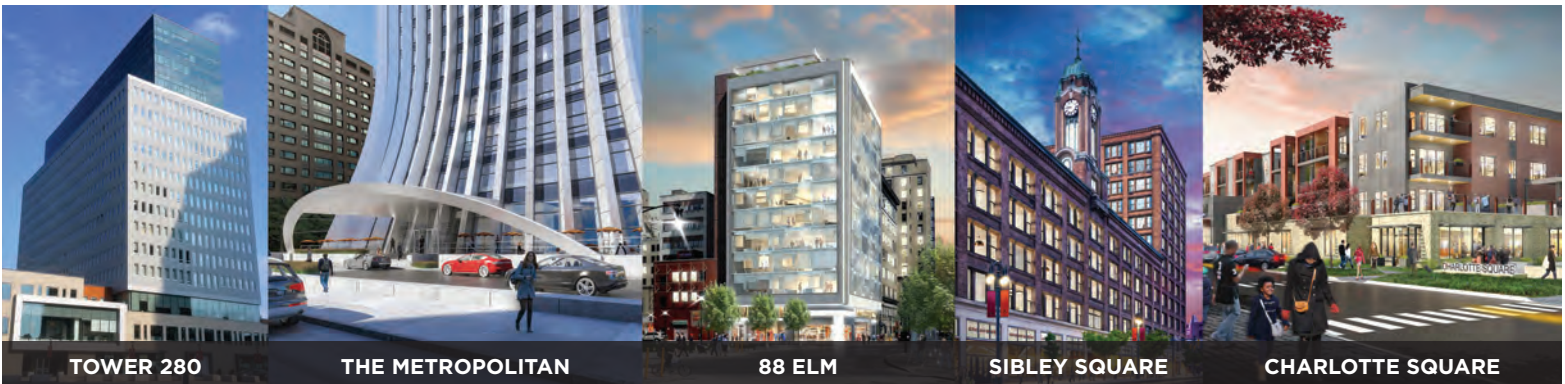
From the years 2015 to 2018, more than 1,500 residential units will be completed in the greater downtown Rochester area.



DOWNTOWN HOUSING PROJECTS 2015-2018

PROJECT	DATE	UNITS
Woodbury Place	2015 & 2016	33
350 State Street	2015 & 2016	3
Tower280	2016	181
50 Chestnut Street	2016	60
Hiram Sibley Building	2016	21
88 Elm	2016	36
Hive at 155	2016	89
<i>The Centers at High Falls*</i>	<i>2016</i>	<i>5</i>
<i>North Plymouth Terrace*</i>	<i>2016</i>	<i>14</i>
Sibley Square	2016 & 2017	168
The Metropolitan	2016 & 2017	125
Alliance Building	2016 & 2017	130
<i>Charlotte Square*</i>	<i>2016 & 2017</i>	<i>86</i>
Cox	2016 & 2017	70
<i>River Edge Apartments*</i>	<i>2017</i>	<i>123</i>
<i>Alexander Park</i>	<i>2017 & 2018</i>	<i>300</i>
Mills at High Falls, Phase II		14
Terminal Building		71
TOTAL UNITS		1,529

** Denotes New Construction*



TOWER 280

THE METROPOLITAN

88 ELM

SIBLEY SQUARE

CHARLOTTE SQUARE