

GLEASON BUSINESS CENTER

1000 University Ave, Rochester, NY 14607

EXECUTIVE SUMMARY



SUMMARY

Office Suite Sizes:	Suite 1 - 9,434 SF
	Suite 2 - 5,404 SF
Office Lease Rates:	\$12.00-13.50 PSF Modified Gross
Additional Expenses:	Net of Electric and Janitorial

OVERVIEW

The Gleason Business Center is located along a beautiful section of University Avenue at the edge of the East Ave / Park Ave and NOTA neighborhoods. There are 2 office suites available on the second floor of the business center. Suite 1 is comprised of 9,434 SF with open office areas, private offices, and a beautiful entrance area with conference/training room. Suite 2 is 5,404 SF of interior space that has sophisticated HVAC controls for temperature and humidity which lends the space to dry lab type uses.

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AVAILABLE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Office Suite 1	9,434 SF	Modified Gross	\$12.00 SF/yr	Located on the second floor of the Gleason Business Center, this suite overlooking University Avenue has 12 private offices, 3 conference/training rooms, kitchenette/breakroom and open office areas.
■ Office Suite 2	5,404 SF	Modified Gross	\$13.50 SF/yr	This office suite is modified with a high degree of temperature and humidity control equipment to allow for operations that require such conditions. Currently an internal suite, modifications can be made to provide natural light. The space was previously used by the George Eastman Museum for archiving records.

SUITE HIGHLIGHTS

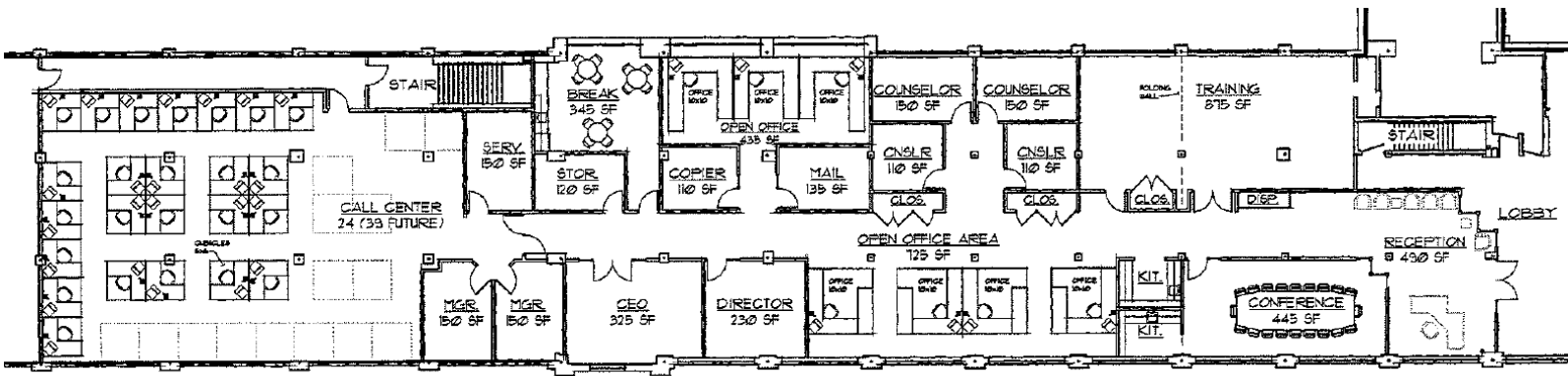
- Modern finishes
- Gorgeous views of University Avenue
- Large open office areas
- 12 private offices
- 3 large conference/ training rooms
- Main conference room has galley kitchenette / prep / serving area
- Large break room with kitchenette
- Suite could be combined with the suite directly below for a total of 15,834 SF on two floors

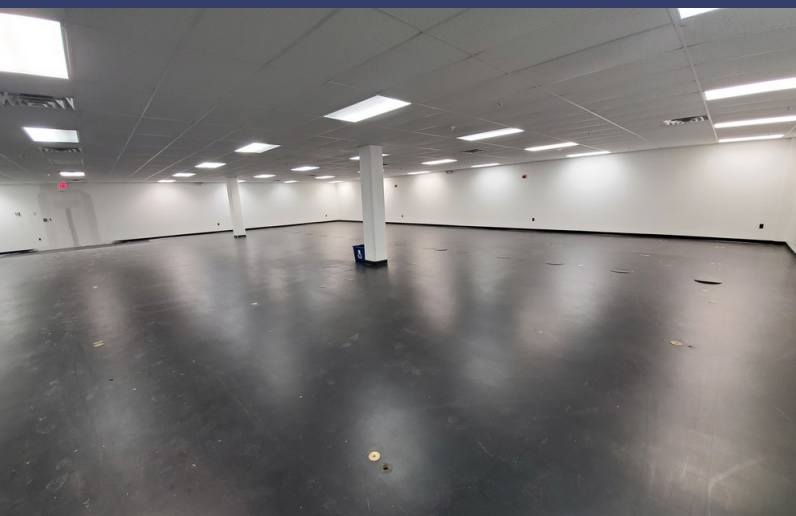


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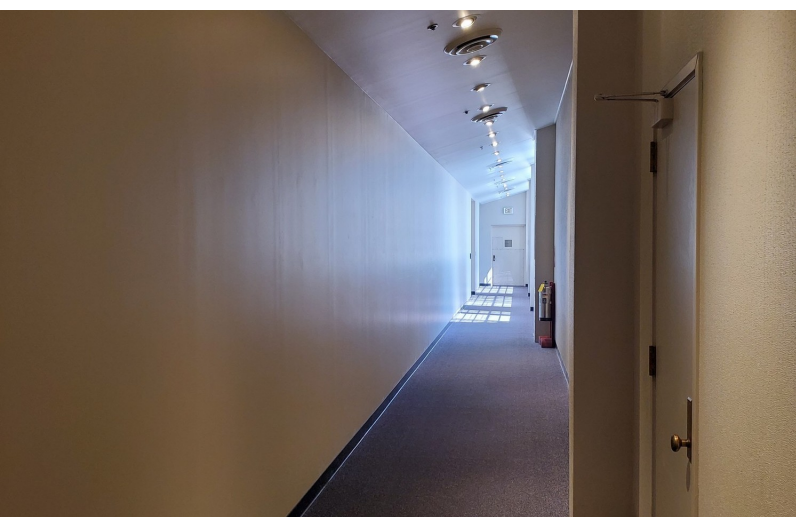
FLOOR PLAN - SUITE 1





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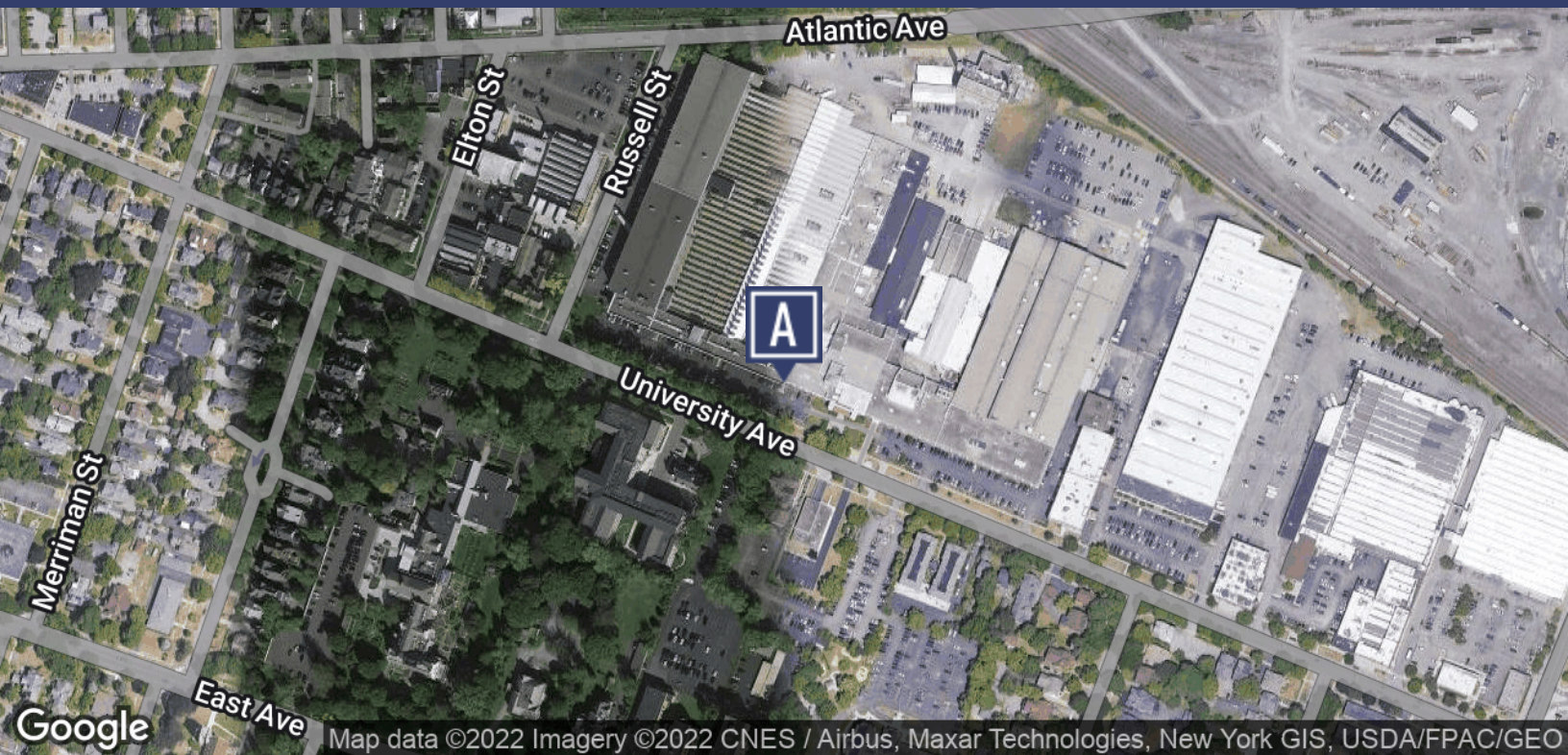
- Open office or lab area
- Internal suite with ability to provide natural light
- Upgraded HVAC system with ability to control temperature and humidity



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LOCATION MAPS



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