

**Exclusive Offering
FOR LEASE**

195 East Main Street, Rochester

Chase Tower



AVAILABLE:

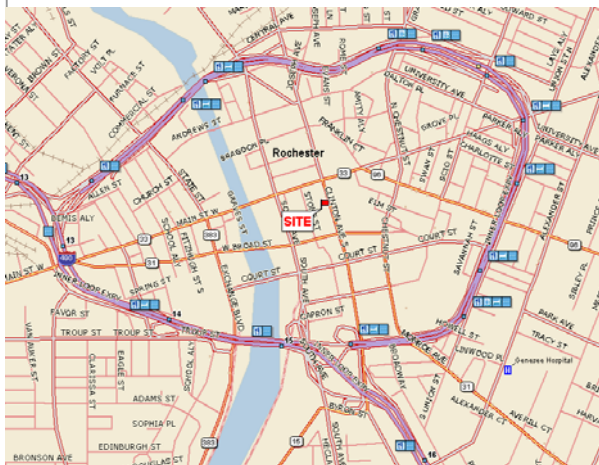
- Up to 136,000 Sq. Ft.

FEATURES:

- Central Downtown location at intersection of East Main Street and Clinton Avenue
- Outstanding views of the Rochester skyline
- The building is located on the downtown skyway system.
- Building amenities include a cafeteria, auditorium, shared conference rooms, bank branch and retail amenities.
- Parking in South Ave and Midtown garages available

RENOVATIONS

- \$26,000,000 building renovation was recently completed.
- \$800,000 common area renovation scheduled to be completed by 12/31/07.
- \$1,600,000 elevator modernization upgrade and refurbishment scheduled to begin in late 2007 and be completed by mid-2008.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**Pyramid Brokerage
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

255 Woodcliff Drive, Fairport, NY 14450
(585) 248-9426 • Fax: (585)248-3981 pyramidbrokerage.com

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE