



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**45 East Ave
Rochester, NY 14604**



FOR LEASE

2,200 - 7,159 ± SF CLASS A OFFICE SPACE

EXCLUSIVE CONTACT

John J. Manilla
Real Estate Broker
+1 585 248 9426 ext. 321
jmanilla@pyramidbrokerage.com

Martin Manilla
Real Estate Salesperson
+1 585 248 9426 ext. 324
mmanilla@pyramidbrokerage.com

250 Willowbrook Office Park
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

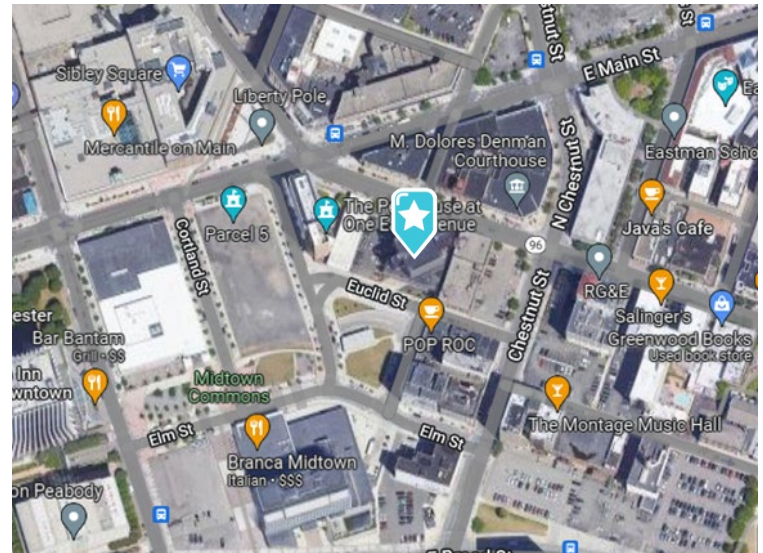
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


FOR LEASE

2,200 - 7,159 ± SF CLASS A OFFICE SPACE

Property Highlights

Prime Class A office and retail space located in the heart of Rochester's East End. Centrally located within walking distance to courts, banks, restaurants, and other retail amenities. Building features on-site management, gym, showers, and entrances located on East Ave and Euclid St.



Available Spaces	Floor	Square Feet
Space 1	Entire 3 rd	7,159 RSF (Divisible)
Space 2	Partial 2 nd	4,800 RSF

EXCLUSIVE CONTACT

John J. Manilla
Real Estate Broker
+1 585 248 9426 ext. 321
jmanilla@pyramidbrokerage.com

Martin Manilla
Real Estate Salesperson
+1 585 248 9426 ext. 324
mmanilla@pyramidbrokerage.com

250 Willowbrook Office Park
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com



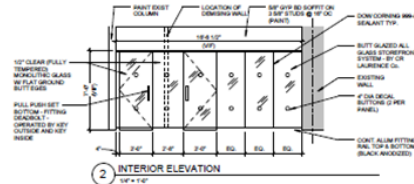


ISSUE DATE: SEPT. 13, 2011

Device Type	25	38	75	110
WD	5			
AV	2	2		1
WF WD				
WF AV				

1 SECOND FLOOR PLAN
10' x 11'-2"

DOOR SCHEDULE													
DOOR #	SIZE			DOOR	FRAME			ELEVATION	TYPE			HARDWARE	REMARKS
	WIDTH	HEIGHT	THICK		MATERIAL	FRESH	GLASS		MATERIAL	FRESH	GLASS		
101	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	101
102	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	102
103	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	103
104	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	104
105	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	105
106	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	106
107	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	107
108	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	108
109	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	109
110	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	110
111	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	111
112	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	112
113	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	113
114	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	114
115	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	115
116	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	116
117	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	117
118	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	118
119	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	119
120	3'-0"	7'-0"	1 1/2"	1	1/2"	1/2"	1/2"	1	1/2"	1/2"	1/2"	1	120



2 INTERIOR ELEVATION
10' x 10'

GENERAL NOTES:

- ALL GENERAL NOTES PERTAIN TO ALL DRAWINGS IN THIS PROJECT.
- ALL EXISTING CONSTRUCTION OR REMAINS TO BE PRESERVED DURING THE CONSTRUCTION PROCESS, UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE AND NON-CONSTRUCTION OF EXISTING CONSTRUCTION ARE TO BE PRESERVED AT THE CONTRACTOR'S EXPENSE.
- ANY CHANGE TO THE NEW OR EXISTING CONSTRUCTION CALLED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTION OF EXISTING MATERIALS DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- PROVIDE STEEL STUD OR TREATED WOOD BLOCKING OF METAL BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL WALLS, DOORS, WINDOWS AND ACCESSORIES. REFER TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE CONCEALED STEEL STUD BLOCKING IN ALL STEEL STUD PARTITIONS BEHIND SURFACE FOR SEMI-RECEIVED OR CONCEALED ACCESSORIES.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ACCESSORIES AND ITEMS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EXISTING DIMENSIONS ARE APPROXIMATE AND REQUIRE CONTRACTOR'S VERIFICATION.
- EXISTING PARTITIONS HAVE BEEN REMOVED TO REVEAL THE TRUE PARTITION LAYOUT AND WALL CONDITIONS. ALL EXISTING PARTITIONS SHALL BE DEMOLISHED AND REMOVED PRIOR TO THE NEW CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED WHEN ANY QUESTIONS ARISE RELATIVE TO MATERIALS NOT SPECIFICALLY SHOWN OR SPECIFIED.
- ALL EXISTING AREA (CEILING, FLOOR, WALLS, PARTITIONS, FRAMES, ETC.) DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITIONS. ALL REPAIRS SHALL BE MATCHED TO EXISTING CONDITIONS.
- ALL EXISTING TO BE TYPICAL UNLESS OTHERWISE NOTED. REFER TO DRAWING 101 FOR PARTITION TYPES.
- VERIFY AND PREP ALL EXISTING CONSTRUCTION AND ALL TRANSITION AT DEMOLITION TO RECEIVE NEW FINISHES.
- SAVE FIRE EXITS AND OTHER SAFETY DEVICES FOR REINSTALLATION AS REQUIRED.

GYPSUM BOARD / METAL STUD SERIES PARTITIONS

- 10 3/8\"/>

GENERAL PARTITION NOTES:

- ALL STUD PARTITIONS NOT INDICATED WITH A PARTITION TYPE SHALL BE TYPE 10.
- PROVIDE SOUND ATTENUATION BLANKETS IN ALL CAVITY SPACES IN WALL FULL HEIGHT.
- THICKNESS OF BLANKETS IN STUD WALLS SHALL BE EQUAL TO THICKNESS OF CAVITY TO MEASURED 1\"/>

FINISH SCHEDULE:

- WALL: ALL PARTITIONS TO BE FINISHED WITH 5/8\"/>

- CEILING: ALL CEILING TO BE GUESSED DOWN. CARPET TO BE SELECTED BY OWNER.

- FLOOR: GYPSUM WELLS, BASE MOLDING, PICTURE FRAMING AND CHAIR RAIL TO MATCH EXISTING - HANG TO MATCH EXISTING.



ROCHESTER, NEW YORK

REVISIONS			
NO.	DATE	BY	REVISION

PROJECT:
3RD FLOOR - 45 EAST AVENUE

CLIENT:
LAW OFFICES

DRAWING TITLE
3RD FLOOR PLAN

DRAWING NO.
A-102

DATE
11-13-15