



SURVEY OF DOWNTOWN OFFICE SPACE May 2008



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SURVEY OF DOWNTOWN OFFICE SPACE, May 2008

Executive Summary

RDDC is tracking \$801 million in downtown development projects currently underway, with more anticipated in the next 18 months. There were, however, two sets of announcements that more significantly impacted the downtown office market over the past year.

MAJOR ANNOUNCEMENTS

The first were the announcements by PAETEC and ESL Federal Credit Union about plans to construct new headquarters buildings downtown. These two projects have already had a ripple effect on other business relocation considerations, sparking much greater interest in a downtown location. This shift is being increasingly supported by reports from leasing managers.

The second huge story was connected to PAETEC's announcement in October 2007. The Governor committed \$55 million in State funds to create a development ready site at the 8.5-acre Midtown Complex. As part of the deal, the City of Rochester purchased the site in May 2008, and the City and State are jointly driving a very aggressive and fast-moving effort to revitalize the entire block.

It is anticipated that most, if not all, of the six office buildings and mall atrium structure in the Midtown Complex will be demolished.

The rapid effort to move the Midtown block toward redevelopment has resulted in the removal of six poorly performing office buildings from the downtown office inventory. This has had an immediate positive impact on the overall vacancy rates, targeted specifically in the Class "B" and "Non-Traditional" categories, and in the Main & Clinton neighborhood.

These actions have also impacted surrounding property values, and property turnovers have begun to occur (e.g., Richford Building, Neisner Building, parking lot at East & Chestnut, Gibbs Place). The movement of all remaining retail out of Midtown Plaza has also driven value into formerly vacant first floor spaces in a number of buildings, including the Sibley Complex, Warner Place, Chase Tower, Alliance, Cox, and Temple.

DOWNTOWN HOUSING DEVELOPMENT

New housing projects and residential conversions are continuing to stabilize the marketplace and along with the redevelopment of the Midtown Block, will ultimately create renewed value for commercial properties downtown. The past year saw the conversion to housing of both the Warner Place and Two Fifty East Avenue buildings, taking 98,800 more square feet of office space out of the market.

(Executive Summary, May 2008, page two)

With national experts advising that “retail follows rooftops”, it is anticipated that the office market will respond positively to a center city with more retail shops, restaurants, night life, parks, and street vitality.

TEN BUILDINGS RECLASSIFIED

Downtown offers a unique product in the regional office space market, and the high-end renovated (“A/R”) and non-traditional (“N/T”) class categories were tightened in response to very specific demand for this type of space. A total of ten buildings were re-categorized this year, going back retroactively as appropriate on a building-by-building basis (five back to 2003, one to 2002, three to 2000, and one to 1998).

Classes “A/R”, “B” and “N/T” overlap in terms of rent ranges and basic offerings, so the following were adopted as differentiating factors:

- All buildings with unusual floor layouts, high ceilings, large windows, exposed brick interior walls, wood floors, and other significant architectural details were pulled out of Class “B” into either the “A/R” or “N/T” category;
- Classes “A/R” and “N/T” buildings were differentiated based on rents. Buildings that recorded rents of \$14.00 or higher (even if at the high end of a range) were generally classified as “A/R” space, and those with rents below \$14.00 were placed in the “N/T” category.

Based on these distinctions, two “A/R” buildings were moved to the “N/T” category (Rochester Club Center, the competitive portion of Granite); three “N/T” buildings were moved to “A/R” (194 Mill Street, Knowlton, and Temple); two “B” buildings were reclassified as “N/T” (High Falls, and Michaels-Stern); and, three “B” buildings were reclassified as “A/R” (298 State, 300 State, and Harro East).

VACANCY AND ABSORPTION IMPROVE

Downtown’s commercial building inventory contains the region’s oldest office structures as well as its newest towers. This year, RDDC is tracking 9.1 million square feet in 105 office buildings. Of these, 87 are considered competitive buildings and total 6.7 million square feet of net leasable office space.

Continued rightsizing of the downtown office market coupled with the traction gained since May 2007 in the health of the regional economy, yielded better overall vacancy figures than we’ve seen since 2001. Additionally, the loss of the largely vacant office buildings in the Midtown Complex improved the numbers, with vacancy down nearly 8% for competitive space since May 2007.

(Executive Summary, May 2008, page three)

Although absorption for competitive space ran negative for the fourth year in a row, the negative absorption figure in 2008 was sharply reduced and is the lowest in four years.

In addition, the overall downtown office space inventory experienced an 8.3% net decrease, dropping 819,156 net leasable square feet since May 2007.

CLASS “A” HOLDS STEADY

This category contains 9 buildings with a total of 2.26 million square feet of net leasable office space, and comprises 34% of the competitive market downtown.

Vacancy in Class “A” space remained flat at 13% for the second year in a row, with negligible absorption nearing zero in 2008. Bausch & Lomb (3,087 s.f.) and Clinton Square (1,506) have recorded modest increases in occupancy since May 2007; Chase (4,101) and Riedman Tower (4,000) have recorded decreases in occupancy levels.

VACANCY UP IN “A/R” SPACE

The smallest category of the competitive market downtown, “A/R” represents high-end renovated space in older and more historic buildings. It comprises 8% off all competitive space downtown in 11 buildings and 568,922 square feet of space.

Class “A/R” buildings experienced an increase in vacancy to 14.1%, up 1.6% over last year. Absorption ran positive for the second year in a row, gaining nearly 5,000 square feet of occupancy in the past 12 months. One building recorded increased occupancy – Harro East (1,123 s.f.). Three buildings recorded some increased vacancy – Powers (7,850 s.f.); Washington (1,500); and Temple (3,100). The Temple building also put demolished space back on the market and increased its total office square footage since last year by 16,100 square feet.

CLASS “B” IMPROVES SIGNIFICANTLY

With the recent changes at the Midtown Complex, the Class “B” category now comprises 43% of the competitive market downtown in 36 buildings with 2.9 million square feet. of space.

The permanent closure in early 2008 of three (and part of a fourth) Class “B” office buildings at Midtown has significantly impacted all of the figures for “B” space, with the lowest negative absorption figure in three years (near zero). As a result, vacancy dropped from a ten-year high in May 2007 (38.5%) to one of two ten-year lows in 2008 (24.9%).

Notably, seven “B” buildings gained significant occupancy, including: Valley (9,030 s.f.); Triangle (9,000); One Forty Main West (8,500); 150 State Street (7,287); 454 East Broad Street (5,880); Reynolds Arcade (2,000); and 170 N. Water Street (1,800).

(Executive Summary, May 2008, page four)

Four properties experienced significant decreases in occupancy – Crossroads (24,000); Bank of America Building (19,940); Ellwanger & Barry (5,356); and Liberty Plaza (4,200).

The total square footage of Class “B” space decreased by a staggering 645,117 square feet since last year, primarily due to the removal of “B” space in the Midtown complex: McCurdy (245,404 s.f.); Midtown Tower (207,097); Seneca (173,000); and, Euclid (29,616 of 50,652 s.f., as the remainder was still occupied by Clear Channel as of May 2008).

NON-TRADITIONAL SPACE VACANCY IMPROVES

The “Non-Traditional” class category, created in 2003, has been generally defined to include buildings with the following characteristics:

- Unconventional floor plates, layouts, spaces and features;
- Locations that are off-center, out of the primary commercial neighborhoods.

After a moderate increase in absorption in 2007, occupied space dropped again by 50,635 square feet. With the loss of 227,121 square feet of underperforming inventory (net = 200,139 s.f.), vacancy in “N/T” space also dropped to 33.1% in 2008 (down 7%) – the lowest rate in six years. By definition, most of these buildings are difficult to market as conventional office space. However, many are considered trendy and tend to attract “Creative Class” tenancy (e.g., architecture and design firms, marketing and advertising companies, artists, tech companies).

The four buildings removed in this category since last year included two in the Midtown Complex (B. Forman, Terrace Level) slated for demolition, and two being converted to residential use (Warner Place, Two Fifty East Avenue). Combined, these totaled 227,121 square feet removed from the inventory. The Daily Record building added 12,080 square feet with the move of the Daily Record newspaper operations to the Powers Building. St. Paul Place reduced its office space by nearly 7,000 square feet.

Buildings reporting increases in occupancy included the following: Buckingham Commons (4,500 s.f.); Cascade Center (4,200); Gauss (3,000); Water Street Commons (1,712); Century Row (1,700); Rochester Club Center (494); and High Falls Business Center (250). Higher vacancy was recorded in: Cox (18,272 s.f.); Daily Record (15,691); Searle (15,200); St. Paul Place (6,550); Rochester Contemporary (1,360); and Fitch (1,000).

The “Non-Traditional” class comprises 15% of the competitive market, totaling 982,779 square feet in 31 buildings. Consistent with current trends, two more “Non-Traditional” buildings were pulled out of the office market for residential conversion this past year – Warner Place (92,000 s.f.) and Two-Fifty East Avenue (6,800 s.f.).

Also notable is that an additional 10,000 square feet in the Granite Building was sold to CGI this past year, shifting that space out of “N/T” and into the “Non-Competitive” category. CGI now owns five floors, Lacey Katzen owns two, and Harris Beach owns four.

(Executive Summary, May 2008, page five)

NON-COMPETITIVE CLASS GREW 10,000 SQUARE FEET

Defined as buildings where the owner is the sole occupant, the 19 non-competitive buildings downtown (Class “N/C”) total 2.4 million square feet. These buildings include such properties as City Hall and Xerox Tower, and are all treated as 100% occupied in the *Survey of Downtown Office Space* reports.

One building – Granite – exhibited an increase in its non-competitive space since last year. An unusual mix of office condo users, CGI bought a fifth floor this past year, with Harris Beach owning four floors and Lacy Katzen owning the remaining two. *(NOTE: Harris Beach’s space – which shrunk again with the second CGI purchase – is the only space considered “competitive” in the building as it leases some of its space on the open market.)*

VACANCY VARIES BY DOWNTOWN NEIGHBORHOOD

The downtown commercial market breaks out into seven distinct “neighborhoods”, each with its own character and typical tenant profile. The May 2008 numbers for competitive space by neighborhood are as follows:

<u>NEIGHBORHOOD</u>	<u>NET LEASABLE OFFICE S.F.</u>	<u>VACANT</u>	<u>CHANGE SINCE MAY 2007</u>
Cascade District	387,211	22.1%	Down 0.7%
East End	964,510	27.1	Up 0.4 %
Four Corners	1,823,842	17.2	Up 1.6%
High Falls	215,065	18.5	Down 0.1 %
Main & Clinton	1,424,722	35.1	Down 22.2 %
St. Paul Quarter	462,260	28.0	Down 3.9 %
Washington Square	994,111	4.4	Down 0.5 %

Net leasable office space and vacancy both dropped significantly in the Main & Clinton area due to the removal of 755,258 square feet of underperforming office space as part of the Midtown redevelopment, permanently changing the dynamic in that neighborhood.

Washington Square continues to have the tightest vacancy, with the rate dropping again this year. Vacancy rose in both the East End (up 0.4%) and Four Corners neighborhoods (up 1.6%). Only a few major properties remain outside of these now established areas (454 Broad St., Clarion Riverside Hotel, Harro East, and HSBC Plaza).

(Executive Summary, May 2008, page six)

BUILDINGS FOR SALE

This year RDDC asked whether buildings were for sale, and if so, the asking price. The responses were as follows:

- 35 State Street, \$690,000
- 44 Exchange Street, \$1,900,000
- 143 State Street, \$350,000
- 217 West Main Street, \$800,000
- Court Exchange Building, \$2,400,000
- High Falls Building, \$3,750,000
- One City Center, (price not available)
- St. Paul Place and Gauss Buildings, \$1,500,000
- Sagamore-on-East, (6,000 s.f. condo space, price not available)
- Searle Building, (price not available)

GENERAL COMMENTS

The story this year has been impacted by big projects, and we expect to see more of that in the next 12 months. RDDC is tracking \$801 million in current downtown investment, up from \$475 million a year ago. Near-term factors over the next year likely to impact these projects and the downtown office market as a whole include:

- Continued redevelopment momentum on the Midtown block;
- Movement forward of the Renaissance Square project;
- Potential for the regional economy to slow down;
- The rising cost of construction materials;
- State of the credit markets;
- Impact of budget cuts at the state and local levels on new public and private projects, as well as upgrades to the supporting infrastructure;
- The ability to move the downtown housing projects now in the pipeline to a construction start (conversions and new construction); and,
- The expansion of the Eastman Theatre and movement forward on Block F (Rascal Site) will continue to reshape the northern part of the vibrant East End neighborhood.

ADDITIONAL INFORMATION ABOUT THE 2008 SURVEY

Inventory changes in the *Survey of Downtown Office Space, May 2008* report reflect a combination of new construction, conversion, and addition of more existing buildings to the tracked inventory for the 1999-2008 time period. Only new construction and activity that actually returns dormant space to the office category, creates “real” net new office space.



DOWNTOWN OFFICE SPACE SUMMARY

May 2008

<i>Class</i>	<i>Total S.F., 2008</i>	<i>Vacant S.F., 2008</i>	<i>Percent Vacant</i>	<i>Change in Vacancy, 2007-08</i>	<i>Number of Bldgs.</i>	<i>Percent of All Downtown Space</i>	<i>Percent of Competitive Space Only</i>
<i>"A"</i>	2,263,773	294,989	13.0%	+0.1%	9	25%	34%
<i>"A/R" *</i>	568,922	75,846	14.1%	+1.6%	11	6%	8%
<i>"B" **</i>	2,890,707	719,951	24.9%	-13.6%	36	32%	43%
<i>"Non-Traditional" **</i>	982,779	329,599	33.1%	-7.0%	31	11%	15%
<i>SUBTOTAL,COMPETITIVE **</i>	6,706,181	1,420,385	21.2%	-7.9%	87	74%	100%
<i>"N/C" *</i>	2,394,576	0	0%	n.a.	19	26%	
<i>TOTAL, ALL SPACE *</i>	9,100,757	1,420,385	15.6%	-6.5%	105	100%	

* (The Granite Building is split between two categories -- 40,000 s.f. in Non-Traditional, and 80,000 in N/C. Therefore, the total number of buildings is 105.)

** (Five largely vacant office buildings in the Midtown Complex were taken off the market in late 2007. Three were "B" buildings -- McCurdy, Midtown Tower & Seneca -- with a fourth (Euclid) still partially occupied in May, with 29,616 s.f. removed permanently from the inventory and 21,036 s.f. occupied by Clear Channel until December 2008. Two more buildings -- B. Forman and Terrace Level -- were "Non-Traditional" buildings. A total of 755,258 s.f. of space was removed.)

Downtown Office Space Survey
INVENTORY, 1999-2008
(In Square Feet)

	<i>May 2008</i>	<i>May 2007</i>	<i>May 2006</i>	<i>May 2005</i>	<i>May 2004</i>	<i>May 2003</i>	<i>May 2002</i>	<i>May 2001</i>	<i>May 2000</i>	<i>May 1999</i>
<i>Class "A"</i>	2,263,773	2,263,773	2,261,273	2,261,273	2,259,011	2,259,011	2,514,555	2,476,701	2,490,190	2,516,447
<i>Class "A/R"</i>	568,922	552,822	544,622	558,622	543,822	509,822	855,422	704,322	726,365	374,300
<i>Class "B"</i>	2,890,707	3,535,824	3,531,644	3,531,644	3,472,334	3,570,420	4,349,225	4,314,808	4,191,137	4,094,015
<i>Non-Traditional*</i>	982,779	1,182,918	1,198,122	1,169,607	1,290,107	1,292,038	n.a.	n.a.	n.a.	n.a.
TOTAL, COMPETITIVE	6,706,181	7,535,337	7,535,661	7,521,146	7,565,274	7,631,291	7,719,202	7,495,831	7,407,692	6,984,762
<i>Non-Competitive</i>	2,394,576	2,384,576	2,298,576	2,399,676	2,389,676	2,389,676	2,375,676	2,219,676	2,193,676	2,193,676
TOTAL, ALL SPACE	9,100,757	9,919,913	9,834,237	9,920,822	9,954,950	10,020,967	10,094,878	9,715,507	9,601,368	9,178,438

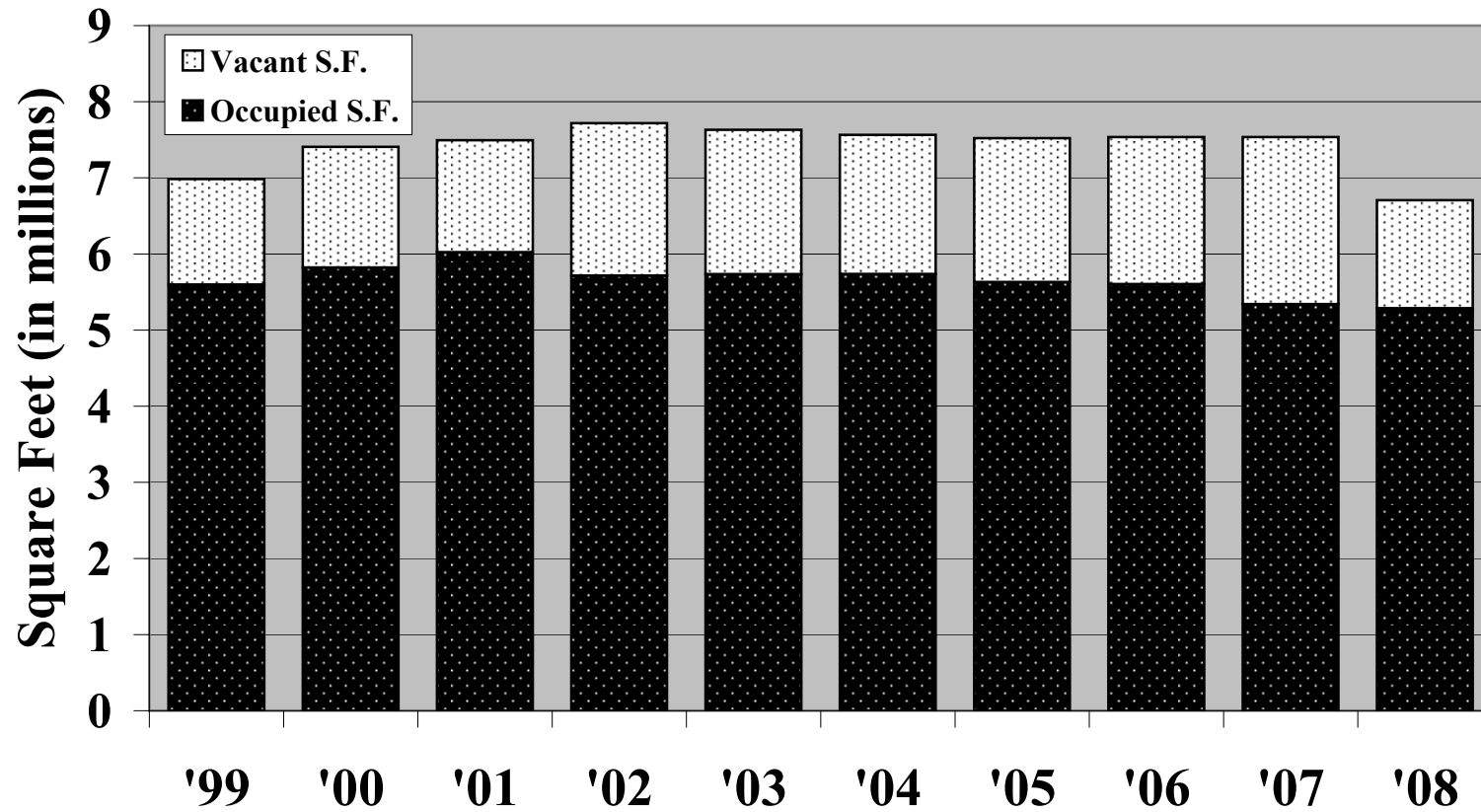
* (Non-traditional office space classification added in 2003.)

Downtown Office Space Survey
GROWTH, 1999-2008
(In Square Feet)

	<i>May</i> 2008	<i>May</i> 2007	<i>May</i> 2006	<i>May</i> 2005	<i>May</i> 2004	<i>May</i> 2003	<i>May</i> 2002	<i>May</i> 2001	<i>May</i> 2000	<i>May</i> 1999
TOTAL S.F.										
<i>Competitive Only</i>	6,706,181	7,535,337	7,535,661	7,521,146	7,565,274	7,631,291	7,719,202	7,495,831	7,407,692	6,984,762
<i>All Space</i>	9,100,757	9,919,913	9,834,237	9,920,822	9,954,950	10,020,967	10,094,878	9,715,507	9,601,368	9,178,438
GROWTH OVER PREV. YR.										
<i>"A"</i>	0	2,500	0	2,262	0	(255,544)	37,854	(13,489)	(26,257)	0
<i>"A/R"</i>	16,100	8,200	(14,000)	14,800	34,000	(345,600)	151,100	(22,043)	352,065	3,100
<i>"B"</i>	(645,117)	4,180	0	59,310	(98,086)	(778,805)	34,417	123,671	97,122	585,050
<i>"Non-Traditional"</i>	(200,139)	(15,204)	28,515	(120,500)	(1,931)	1,292,038	n.a.	n.a.	n.a.	n.a.
TOTAL GROWTH, COMP. ONLY										
<i>S.F.</i>	(829,156)	(324)	14,515	(44,128)	(66,017)	(87,911)	223,371	88,139	422,930	588,150
<i>Percent</i>	-11.0%	0.0%	0.2%	-0.6%	-0.9%	-1.1%	3.0%	1.2%	6.1%	9.2%
GROWTH OVER PREV. YR.										
<i>"N/C"</i>	10,000	86,000	(101,100)	10,000	0	14,000	156,000	26,000	0	321,800
TOTAL GROWTH, ALL SPACE										
<i>S.F.</i>	(819,156)	85,676	(86,585)	(34,128)	(66,017)	(73,911)	379,371	114,139	422,930	909,950
<i>Percent</i>	-8.3%	0.9%	-0.9%	-0.3%	-0.7%	-0.7%	3.9%	1.2%	4.6%	11.0%

* (Non-Traditional space as an exclusive category was added in 2003.)

DOWNTOWN COMPETITIVE OFFICE SPACE 1999 - 2008



Downtown Office Space Survey
VACANCY AND OCCUPANCY, 1999-2008
(In Square Feet, Competitive Space Only)

	<i>May 2008</i>	<i>May 2007</i>	<i>May 2006</i>	<i>May 2005</i>	<i>May 2004</i>	<i>May 2003</i>	<i>May 2002</i>	<i>May 2001</i>	<i>May 2000</i>	<i>May 1999</i>
CLASS "A"										
<i>Vacant S.F.</i>	294,989	291,481	281,956	300,956	208,964	241,572	435,470	214,455	186,060	251,075
<i>% Vacant</i>	13.0%	12.9%	12.5%	13.3%	9.3%	10.7%	17.3%	8.7%	7.5%	10.0%
<i>Occupied S.F.</i>	1,968,784	1,972,292	1,979,317	1,960,317	2,050,047	2,017,439	2,079,085	2,262,246	2,304,130	2,265,372
<i>% Occupied</i>	87.0%	87.1%	87.5%	86.7%	90.7%	89.3%	82.7%	91.3%	92.5%	90.0%
CLASS "A/R"										
<i>Vacant S.F.</i>	80,262	69,034	94,548	93,426	66,602	54,057	394,756	231,436	273,400	41,707
<i>% Vacant</i>	14.1%	12.5%	17.4%	16.7%	12.2%	10.6%	46.1%	32.9%	37.6%	11.1%
<i>Occupied S.F.</i>	488,660	483,788	450,074	465,196	477,220	455,765	460,666	472,886	452,965	332,593
<i>% Occupied</i>	85.9%	87.5%	82.6%	83.3%	87.8%	89.4%	53.9%	67.1%	62.4%	88.9%
CLASS "B"										
<i>Vacant S.F.</i>	719,951	1,359,790	1,032,732	1,007,488	1,011,133	1,055,869	1,172,784	1,026,558	1,127,043	1,096,013
<i>% Vacant</i>	24.9%	38.5%	29.2%	28.5%	29.1%	29.6%	27.0%	23.8%	26.9%	26.8%
<i>Occupied S.F.</i>	2,170,756	2,176,034	2,498,912	2,524,156	2,461,201	2,514,551	3,176,441	3,288,250	3,064,094	2,998,002
<i>% Occupied</i>	75.1%	61.5%	70.8%	71.5%	70.9%	70.4%	73.0%	76.2%	73.1%	73.2%
CLASS "NON-TRADITIONAL"										
<i>Vacant S.F.</i>	325,183	474,687	523,155	489,252	543,532	546,116	n.a.	n.a.	n.a.	n.a.
<i>% Vacant</i>	33.1%	40.1%	43.7%	41.8%	42.1%	42.3%	n.a.	n.a.	n.a.	n.a.
<i>Occupied S.F.</i>	657,596	708,231	674,967	680,355	746,575	745,922	n.a.	n.a.	n.a.	n.a.
<i>% Occupied</i>	66.9%	59.9%	56.3%	58.2%	57.9%	57.7%	n.a.	n.a.	n.a.	n.a.
TOTAL										
<i>Vacant S.F.</i>	1,420,385	2,194,992	1,932,391	1,891,122	1,830,231	1,897,614	2,003,010	1,472,449	1,586,503	1,388,795
<i>% Vacant</i>	21.2%	29.1%	25.6%	25.1%	24.2%	24.9%	25.9%	19.6%	21.4%	19.9%
<i>Occupied S.F.</i>	5,285,796	5,340,345	5,603,270	5,630,024	5,735,043	5,733,677	5,716,192	6,023,382	5,821,189	5,595,967
<i>% Occupied</i>	78.8%	70.9%	74.4%	74.9%	75.8%	75.1%	74.1%	80.4%	78.6%	80.1%

Downtown Office Space Survey
VACANCY BY DOWNTOWN NEIGHBORHOOD, May 2008
(In Square Feet)

<i>NEIGHBORHOOD</i>	<i>COMPETITIVE SPACE</i>			<i>ALL SPACE</i>		
	<i>Square Feet</i>	<i>Percent Vacant</i>	<i>Change Since May 2007</i>	<i>Square Feet</i>	<i>Percent Vacant</i>	<i>Change Since May 2007</i>
Cascade District	387,211	22.1%	-0.7%	473,411	18.1%	-0.4%
East End/Upper East End	964,510	27.1%	+0.4%	1,093,510	23.9%	-1.1%
Four Corners	1,823,842	17.2%	+1.6%	3,072,718	10.2%	+1.0%
High Falls	215,065	18.5%	-0.1%	246,865	16.1%	-0.1%
Main & Clinton*	1,424,722	35.1%	-22.2%	1,512,522	33.1%	-22.0%
St. Paul Quarter	462,260	28.0%	-3.9%	542,260	23.9%	-4.5%
Washington Square	994,111	4.4%	-0.5%	1,725,011	2.6%	-0.2%

* (Five largely vacant office buildings in the Midtown Complex were taken off the market in late 2007 -- B. Forman, McCurdy, Midtown Tower, Seneca, and Terrace Level. These totaled 625,501 s.f. of competitive space. A sixth building, Euclid, was still partially occupied in May, with 29,616 s.f. removed permanently from the inventory and 21,036 s.f. occupied by Clear Channel.)

(NOTE: There are four buildings located outside these seven neighborhoods, totaling 434,460 s.f. of competitive space.)

Downtown Office Space Survey
OCCUPIED SPACE, 1999-2008
(In Square Feet)

CLASS	May 2008	May 2007	May 2006	May 2005	May 2004	May 2003	May 2002	May 2001	May 2000	May 1999
"A"	1,968,784	1,972,292	1,979,317	1,960,317	2,050,047	2,017,439	2,079,085	2,262,246	2,304,130	2,265,372
"A/R"	488,660	483,788	450,074	465,196	477,220	455,765	460,666	472,886	452,965	332,593
"B"	2,170,756	2,176,034	2,498,912	2,524,156	2,461,201	2,514,551	3,176,441	3,288,250	3,064,094	2,998,002
"NON- TRADITIONAL"	657,596	708,231	674,967	680,355	746,575	745,922	n.a.	n.a.	n.a.	n.a.
TOTAL OCCUPIED, COMP. SPACE	5,285,796	5,340,345	5,603,270	5,630,024	5,735,043	5,733,677	5,716,192	6,023,382	5,821,189	5,595,967
"N/C"	2,394,576	2,384,576	2,328,576	2,429,676	2,419,676	2,419,676	2,405,676	2,249,676	2,223,676	2,223,676
TOTAL OCCUPIED, ALL SPACE	7,680,372	7,724,921	7,931,846	8,059,700	8,154,719	8,153,353	8,121,868	8,273,058	8,044,865	7,819,643

* (Non-Traditional space as an exclusive category was added in 2003.)

Downtown Office Space Survey
ABSORPTION, 1999-2008
(In Square Feet)

	<i>May 2008</i>	<i>May 2007</i>	<i>May 2006</i>	<i>May 2005</i>	<i>May 2004</i>	<i>May 2003</i>	<i>May 2002</i>	<i>May 2001</i>	<i>May 2000</i>	<i>May 1999</i>
<i>ABSORPTION OVER PREVIOUS YEAR</i>										
<i>"A"</i>	(3,508)	(7,025)	19,000	(89,730)	32,608	(61,646)	(183,161)	(41,884)	38,758	163,125
<i>"A/R"</i>	4,872	33,714	(15,122)	(12,024)	21,455	(4,901)	(12,220)	19,921	120,372	(2,307)
<i>"B"</i>	(5,278)	(322,878)	(25,244)	62,955	(53,350)	(661,890)	(111,809)	224,156	66,092	476,777
<i>"Non-Traditional"</i>	(50,635)	33,264	(5,388)	(66,220)	653	745,922	n.a.	n.a.	n.a.	n.a.
<i>SUBTOTAL, COMP. SPACE</i>	(54,549)	(262,925)	(26,754)	(105,019)	1,366	17,485	(307,190)	202,193	225,222	637,595
<i>"N/C"</i>	10,000	56,000	(101,100)	10,000	0	14,000	156,000	26,000	0	351,800
<i>TOTAL, ALL SPACE</i>	(44,549)	(206,925)	(127,854)	(95,019)	1,366	31,485	(151,190)	228,193	225,222	989,395

* (Non-Traditional space as an exclusive category was added in 2003.)

2008 SURVEY OF DOWNTOWN OFFICE SPACE

Buildings By Class

Class "A"

Bausch & Lomb Place
Chase Tower
Clinton Square
Corporate Place
First Federal Plaza
Frontier Center
One City Center
One HSBC Plaza
Riedman Tower

Class "A/R"

194 Mill St.
298 State St.
300 State St. (Button Factory)
Harro East
Irving Place
Knowlton
Parry
Partners
Powers
Temple
Washington

Class "B"

37 S. Washington St.
44 Exchange St.
144 Andrews St.
150 State St.
170 N. Water St.
217 W. Main St.
454 East Broad St.
Advantage Federal Credit Union
Alliance
Appellate Court
Bank of America Bldg.
Bank of America Center
Chapin
Chestnut Grove
Chestnut Square
City Place
Court-Exchange
Crossroads
Ellwanger-Barry
Executive
Hiram Sibley
Liberty Plaza
Michael A. Telesca Center for
Justice (former Four Corners)

(Class "B", cont'd)

Midtown/Euclid Bldg.
Miller Center
Novamac
One Forty Main West
Reynolds Arcade
Sibley Centre
Talman
Times Square
Triangle
Union Trust
Valley
Wegman
Wilder

Class "Non-Traditional"

6 Atlas St.
35 State St.
40 Franklin St. (former RCSB
Franklin St. Bldg.)
41 Chestnut St.
45 Euclid St.
70 Cascade Dr.
143 State St.
222 Andrews St.
Bevier
Buckingham Commons
Cascade Center
Century Row
Clarion Riverside Hotel
Cox
Daily Record
Fifty Chestnut Plaza
Fitch
Gauss
Granite *
High Falls
High Falls Business Center
Jonathan Child House
Michaels/Stern
Neisner
Rochester Club Centre
Rochester Contemporary
Searle
Seventeen Main St. East
St. Paul Place
SUNY Brockport MetroCenter
Water Street Commons

Class "Non-Competitive"

49 Stone St.
Aqueduct
Blue Cross Blue Shield
Citizens Bank (Main St.)
City Hall
City Public Safety
City School District
County Office
Ebenezer Watts
Federal
Gannett
Granite *
Hall of Justice
Ironworks
Monroe
Public Safety
RG&E
Sagamore on East
Xerox Square

** (Granite Building is a mix of
condo and rental space)*

RENT RANGES

"A"	\$15.00 – 24.00
"A/R"	\$9.00 – 18.00
"B"	\$6.00 – 16.00
"Non-Trad."	\$4.00 – 13.00

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
1. 6 Atlas Street Building 6 Atlas Street (2+b, blt: 1940)	3,000	1,500	1,500	\$6.00	Negotiable.	\$35.00 per month at East End Garage. Nearby surface lots.	Mike Donatelli Center City Properties LLC 281-2999
2. 35 State Street Building 35 State Street (1+LL, N/A)	10,000	N/A	10,000	Negotiable	Fully net.	Nearby surface lots. Crossroads and Sister Cities Garages.	Mort Segelin Philippone Associates 454-6229
3. 37 S. Washington St. Building 37 S. Washington Street (3, blt: 1972, ren: 1999)	11,300	N/A	0	\$12.00	Taxes, insurance, CAM, electric, heat, A/C.	8 spaces included, adjacent surface lot.	Jeanne Froehler Buckingham Properties 295-9500 x 319
4. 40 Franklin Street 40 Franklin Street	36,100	N/A	18,000	\$12.00	Negotiable. Overhauled all mechanicals and electric in 2006.	Adjacent surface lot has 110 parking spaces.	Patrick Loreto Titan Property & Mgmt. Group 224-2500
5. 41 Chestnut Street Building 41 Chestnut Street (4, blt: 1930, ren: 1978)	20,000	N/A	10,000	\$6.50	Negotiable.	East End Garage, nearby surface lots.	Mike Donatelli Center City Properties LLC 281-2999
6. 44 Exchange Street Building 44 Exchange Street (5+b, blt: 1964, ren: 1984)	55,400	9,000	55,400	\$8.50	Fully net.	Adjacent 80-space surface lot, spaces are negotiable. Also parking in nearby lot, Civic Center Garage.	Mort Segelin Philippone Associates 454-6229

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
7. 45 Euclid Street Building 45 Euclid Street (2, ren: on-going)	6,000	3,000	0	\$5.00	Plus utilities.	Nearby surface lots. East End Garage offers monthly arrangement for employees. On-street parking allows clients to	Carol Kimble Maximus Hill LLC 356-8254
8. 70 Cascade Drive Building 70 Cascade Drive	5,700	N/A	4,700	\$8.00-10.00	N/A	Parking in adjacent lots.	Andy Olenick Fotowerks, Ltd 454-4743
9. 143 State Street Building 143 State Street (2, N/A)	3,900	N/A	3,900	\$8.00 - 11.00	Plus utilities.	Nearby surface lots. Crossroads and Sister Cities Garages.	Mort Segelin Philippone Associates 454-6229
10. 144 Andrews St. Building 144 Andrews Street	2,700		0	\$10.00	\$1.50 CAM, 5% escalator.	Private underground parking.	Carol Kimble Maximus Hill 356--8254
11. 150 State Street Building 150 State Street (4, blt: 1968)	76,000	19,000	4,713	\$15.00 - 16.00	Includes CAM, tax, heat pump, parking.	225 space covered lot on-site, Crossroads Garage.	Jeanne Froehler Buckingham Properties 295-9500 x 319
12. 170 N. Water Street Building 170 N. Water Street (2+b; blt: 1986)	26,000	13,000	24,200	\$10.00	Negotiable.	Garage with dedicated elevator.	Rochard Ferguson Maximus Hill (212) 661-1207

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
13. 194 Mill Street Building 194 Mill Street (2, blt: 1895, ren: on-going)	6,800	N/A	3,645	\$15.00	Net of utilities and janitorial. CAM, pro-rata share increase over base year.	Six spaces included on surface lot. High Falls garage nearby.	Rachel Rosen Norry Management Co. 271-4800 x226
14. 217 W. Main Street Bldg. 217 W. Main Street (4+b; ren. 1991-93)	27,120	N/A	27,120	\$6.00 NET	Taxes, maintenance, utilities extra.	Area surface lots.	Douglas Burkhardt First Realty Company 271-1720
15. 222 Andrews Street Building 222 Andrews Street (2+b, blt: 1950's, ren: 2002)	11,000	6,000	0	\$10.00-12.00	CAM, utilities & escalators included.	Parking available. Building has 19 leased spaces in adjoining lot.	John Holland Doculegal 232-4010
16. 298 State Street Building 298 State Street (4+b, blt: 1910, ren: on-going)	23,244	3,136	10,500	\$9.00 - 16.50	CAM, gas, water. Pro-rata share of tax increase above base year.	Building owner controls 127 adjacent surface parking spaces in addition to those available in the High Falls garage.	David Dworkin LLD Enterprises 244-3575
17. 300 State Street Building 300 State Street (7+b, blt: 1893, ren: 2002)	81,265	12,500	16,000	\$9.00-17.00	CAM, gas, water. Pro-rata share of tax increase above base year.	Building owner controls 127 adjacent surface parking spaces in addition to those available in the High Falls garage.	David Dworkin LLD Enterprises 244-3575
18. 454 East Broad Street 454 E. Broad Street (Blt. early 1970s, ren. 1994)	11,880	11,880	6,000	Negotiable	Negotiable	Adjacent 25-car parking lot, nearby surface lots, and on-street parking.	Fred Taddeo 475-9805

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

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19. Advantage Federal Credit Union 225 W. Broad St. (1, blt: 1962, ren: 2000)	8,000	N/A	0	\$13.00	Taxes, insurance, CAM, A/C, heat.	Adjacent lot.	Jeanne Froehler Buckingham Properties 295-9500 x 319
20. Alliance Building 183 E. Main Street (15, blt: 1926, ren: on-going)	135,000	12,000	76,000	\$12.50 Gross	Utilities, on-site mgmt., maintenance, and security. State of the art life and safety system, skyway access, dedicated high-speed internet	South Ave./Stone St. Garage approx. 20 ft from side entrance of Alliance Bldg.	Eileen Broderick Conifer Alliance Associates 324-0503
21. Appellate Court Building 50 East Avenue (2 bldgs., blt: 1998)	77,650	N/A	0	N/A	This complex is fully occupied by the NY Appellate Division of the NYS Supreme Court under a long-term lease with Monroe	Underground parking, East End Garage, area surface lots.	Timothy P. Foster, CPM Riedman Development Corp. 232-2600 x106
22. Bank of America Building (Formerly Fleet Bank Building) One East Avenue (11+b, blt: 1962, ren: 1985)	92,620	5,700	57,940	\$15.00	Plus electric, base year.	St. Joseph's and South Avenue Garages. Nearby surface lots.	Rick Eiseman Gramercy Realty (314) 241-2145
23. Bank of America Center (Formerly Fleet Center) 155-159 E. Main Street (6+b, blt: 1920, ren: 1985)	88,086	varies	0	\$8.00 net	N/A	South Avenue and St. Joseph's Garages.	Rachel Rosen Norry Corporation 271-4800

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
24. Bausch & Lomb Place One Bausch & Lomb Place (20, blt: 1995)	343,711	20,400	7,908	\$17.50	Triple net. Wintergarden, cafeteria, private dining rooms, video conferencing facility, fitness center.	Attached parking deck. Court Street Garage.	Angelo V. Nole CB Richard Ellis 240-8080
25. Bevier Building 42 S. Washington Street (4, blt: 1910)	26,200	6,500	26,200	\$10.00	N/A	Total of 50 parking spaces. 24 in adjacent owned lot, 26 in lease arrangement that	Mack Stoner Attorney 272-7007
26. Buckingham Commons Allen Street blt: 1896, ren 2006)	85 35,069 (7,	N/A	0	N/A	N/A	Adjacent side lot, nearby surface lots.	Jeanne Froehler Buckingham Properties 295-9500 x319
27. Cascade Center 72 Cascade Dr./25 N. Washington St. (5, N/A)	93,000	6000 - 13500	0	\$4.00 -12.00	A/C, parking, very unique space. Includes CAM, janitorial. Utilities extra. Tax escalator.	Free in adjacent lot.	John Loftus Cascade Associates LLC 423-0207
28. Century Row 165-171 State Street	6,000	N/A	3,300	\$8.00	CAM, janitorial. Escalators on CPI.	Sister Cities, High Falls & Crossroads garages, and nearby and adjacent surface lots	Emmelyn Logan-Baldwin 232-2292
29. Chapin Building 205 St. Paul Street (5, blt: 1890, ren: 1989)	40,200	12,000 gross, 10,000 leasable	0	\$12.00	Taxes, insurance included. Escalators on taxes, insurance & building operating expense. Pro-rata share of gas & elec.	Private lot.	Fred Rinaldi, Jr. Chapin Associates 232-4408

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

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30. Chase Tower 219 E. Main Street (27, blt: 1973, ren: 1987)	424,000	13,700	136,000	\$15.00 Gross	Taxes & operating expense. Escalators annually on taxes, operating expenses, and janitorial.	South Avenue Garage, 40 private spaces underground.	John Manilla Pyramid Brokerage Co. 248-9426
31. Chestnut Grove 150 Chestnut Street (1, blt: 1950, ren: 1998)	18,430	N/A	0	N/A	N/A	Two adjacent parking lots.	Jeanne Froehler Buckingham Properties 295-9500 x319
32. Chestnut Square Building 315-350 E. Main Street (5, N/A)	20,000	14,800	3,500	\$12.00	Includes all but electric & janitorial.	East End Garage, nearby surface lots.	Jerry Watkins Farash Corporation 244-1886
33. City Place 50 West Main Street (8, blt: 1904; ren: 1998)	273,000	N/A	0	N/A	N/A	200 space adjacent lot, Sister Cities Garage, area surface lots.	Peter Formicola City Center I, LLC 271-8030
34. Clarion Riverside Hotel 120 East Main Street (blt, 1971, ren: 2001)	8,680	N/A	8,680	\$7.00 - 15.00	Taxes, CAM, utilities. Janitorial additional.	Connected Clarion Riverside Garage.	Mark Rabjohn Clarion Riverside Hotel 546-6400 x 7274
35. Clinton Square 75 South Clinton Avenue (14, blt: 1990)	305,400	24,100	36,081	\$22.00 - 24.00	CAM, janitorial, taxes, security, utilities. Annual adjustment in pro-rata operating expenses and taxes.	400-space underground garage, and South Avenue Garage.	Bob Tait Broadstone Real Estate LLC 246-4103

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

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36. Corporate Place 255 East Avenue (4, blt: 1987)	160,000	42,000	48,000	\$18.50	CAM, insur., heat, A/C, security, parking in ramp garage plus elec. & janitorial. Escalators on taxes and maintenance over	700-car attached private ramp garage.	Jerry Watkins Farash Corporation 244-1886
37. Court-Exchange Building 144 Exchange Street (6+b, blt: 1882, ren: 1984)	43,000	7,000	5,889	\$13.50 - 15.00	Janitorial, taxes, CAM, electric, heat, A/C. Escalators on taxes and maintenance. 24-hour access.	100-space adjacent surface lot charged at cost. Civic Center Garage.	Sheila Fustanco McCarthy Richardsen Properties 240-8090
38. Cox Building 36 St. Paul Street (7+b, blt: 1885, ren: 2000)	60,000	14,000	31,200	\$6.00-\$10.00	CAM, taxes, elec., heat, CPI increases. Escclatora on taxes, insur., heat. Newly renovated, high-amenity space overlooking river on 6th fl. Newly carpeted and remodeled. Separate utilities	Clarion Riverside Hotel and St. Joseph's Garages, as well as adjacent surface lots.	Taib Elkettani Casablanca Properties 420-5862
39. Crossroads Building 2 State Street (15+b, blt:1969)	177,700	12,700	55,000	\$12.50	Plus \$1.25 electric, \$1.00 janitorial Four high-speed elevators, A/C, guard service. Brand new lobby. Food service.	Crossroads garage.	Daniel O'Neill Pyramid Brokerage Co. 248-9426
40. Daily Record Building 11 Centre Park (3, blt: 1904, ren: early 1970's)	22,242	N/A	18,291	\$10.00 - 12.00	CAM, parking, taxes, insurance.	Adjacent lots and on- street parking.	Jeanne Froehler Buckingham Properties 295-9500 x 319

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

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41. Ellwanger & Barry Building 39 State Street (8+b, blt: 1888, ren: 1985)	89,700	10,000	28,920	\$11.00-\$13.00 Gross	Insurance, taxes, utilities, CAM.	Sister Cities garage and adjacent surface lots.	Jeanne Froehler Buckingham Properties 295-9500 ext. 319
42. Executive Building 36 W. Main Street (9+b, blt: 1890, ren: on-going)	157,100	20,000	32,000	\$12.00	Security, electric, heat, A/C, janitorial.	Sister Cities Garage (attached), Civic Center Garage.	Gordon Drucker Executive Building Assoc. LLC 232-4390
43. Fifty Chestnut Plaza Building 50 Chestnut Street (12+b, blt: 1929, ren: on-going)	88,000	10,300	35,000	\$5.00 - 10.00	Taxes, elec., and heat. A/C is negotiable. Escalators on taxes, util., maintenance and insur. Health club, pool, restaurant & coffee shop in ...	Surface lot next to building. East End Garage.	Tracy Bill 50 Chestnut Plaza LLC 454-5440
44. First Federal Plaza 28 E. Main Street (21, blt: 1977)	268,000	11,500	25,000	\$18.50	Includes base year operating expenses & base yr. taxes. CAM, jan., elec., A/C, heat, security, taxes. Escalators on taxes and operating	Private underground garage, Crossroads Garage.	Chris Hill or Lynn Gordon I. Gordon Corporation 232-2330
45. Fitch Building 360 Alexander Street (3,r en: on-going)	51,000	N/A	1,000	\$10.00-\$12.00	Plus utilities.	80 parking spaces in two surface lots, one on-site, and the second in close proximity.	Kristy Swanson Patriot Companies 235-0046
46. Frontier Center 180 South Clinton Avenue (8, blt: 1987)	225,000	28,100	0	N/A	Triple net, single tenant occupancy.	Washington Square Garage.	Steve Carnevale Winthrop Management (617) 570-4680

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
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47. Gauss Building 164 Andrews Street (2, blt: 1900, ren: 1987)	4,550	N/A	2,000	\$7.00 - 11.00	Heat & water included. Escalators on taxes and CAM.	Area surface lots.	Morad Yeroushalmi 151 St. Paul LLC (516) 487-5444
48. Granite Building 130 East Main Street (12, blt: 1890, ren: 1985)	40,000	10,000	30,000	\$12.00	Triple net. Parking and janitorial. CAM, utilities and taxes.	South Avenue and Clarion Riverside Hotel Garages, and nearby surface lots.	Bill Kedley Harris Beach PLLC 419-8800
49. Harro East Building 400 Andrews Street (7, blt: 1932, ren: 1984)	62,500	10,000	4,416	\$14.00	CAM, heat, security, athletic club mbrshp., dining facility, exhibit & theater space, conference & meeting rooms. Escalators on	Included, 4 adjacent surface lots.	Scott Burdett Flaum Management Co., Inc. 546-4866
50. High Falls Building 4 Commercial Street (7, N/A)	39,800	5,000 - 7,000	4,202	\$10.00-\$12.00	Triple net. No real estate taxes, in NYS Empire Zone.	100 spaces on-site as well as parking in High Falls Garage and nearby surface lots.	Ben Kendig High Falls Dev. Corp. 262-9947
51. High Falls Business Center (Formerly Upper Falls Building) 250 Mill Street (5+b, blt: 1840, ren: 1985-1990)	13,000	3,000	1,250	\$495 and up, per suite. Larger spaces are priced per deal.	Executive suites/office arrangement. Includes furniture, utilities, CAM, janitorial, insurance, special business and office support services.	Free parking, three parking lots w/ 54 spaces. Two adjacent to building and one is a block away.	Stuart Baker High Falls Business LLC 777-4100

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
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52. Hiram Sibley Building 311 Alexander Street (4, blt: 1926, ren: on-going)	18,000	7,500	1,720	\$13.50 Gross (negotiable)	Negotiable.	Free parking in adjacent lot.	Kristy Swanson Patriot Companies 235-0046
53. Irving Place 30 W. Broad Street (5+LL, blt: 1856, ren: 1987)	45,000	10,000	1,800	\$11.00 - \$18.00	CAM, jan., taxes, elec., A/C, heat, insur. Escalators on taxes and operating expenses based on base year.	Civic Center Garage, nearby surface lots.	Paul Foti Mark IV Const. Corp. 232-1760 x121
54. Jonathan Child House 35 S. Washington Street	7,500	7,500	7,500	\$5,000 per month	Separate gas and electric, CAM included	Adjacent parking lot.	Jeanne Froehler Buckingham Properties 295-9500 x 319
55. Knowlton Building 69 Cascade Drive (5+b, ren: 2000)	48,000	20,000	0	\$12.00-\$14.00	CAM, janitorial. Tenants pay utilities. Very unique renovated space.	Free in adjacent lots behind and near building.	John Loftus Cascade Associates LLC 423-0207
56. Liberty Plaza 31 E. Main Street (5, blt: 1800, ren: 2000)	31,000	7,000	6,000	\$10.00 - 12.75	3% annual escalator.	Crossroads Garage, area surface lots.	Mort Segelin Philippone Associates 454-6229
57. Michael A. Telesca Center For Justice One West Main Street (10, blt: 1966)	76,559	7,860	0	\$12.00	Gross rent, plus \$1.25 elec., \$1.00 jan. Taxes and CAM over base year. Guard service.	Civic Center, Crossroads and Sister Cities Garages. Nearby surface lots.	Daniel O'Neill Pyramid Brokerage Co. 248-9426

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
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58. Michaels/Stern Building 87 N. Clinton Avenue (7, ren: 2002)	63,500	17,500	0	\$11.00	Taxes, insurance, CAM. HVAC negotiable.	Guaranteed parking available, plus public parking in St. Joseph's Garage, and area surface lots.	Jeanne Froehler Buckingham Properties 295-9500 x 319
59. Midtown Plaza/Euclid Building 100 Midtown Plaza (4+b, blt: 1962)	21,616	Varies between 15,800 and 19,500	0	N/A	N/A	Building slated for demolition as part of Midtown bock revitalization project.	Bob Tait Broadstone Real Estate LLC 246-4103
60. Miller Center (Formerly Eastman Place) 387 E. Main Street (5, blt: 1988)	48,465	8,400	1,379	\$11.00 - \$13.00	Triple net.	East End Garage, nearby surface lots.	Kurt Ziemendorf Mayzon Corp. 427-7390
61. Neisner Building 49 East Avenue (5+b, blt: 1920, ren: 1983)	51,100	9,000	51,100	N/A	N/A	Nearby surface lot, East End garage.	Jerry Watkins Farash Corporation 244-1886
62. Novamac Building 73 State Street (4, blt: 1986)	10,000	3,000	0	\$13.50	Heat, electric, A/C, taxes, insurance, CPI increases., janitorial. Escalators on taxes and utilities.	Nearby surface lots. Close to Sister Cities and Crossroads Garages.	William McDonnell, Jr. Novamac 454-1160 x 210
63. One City Centre 161 Chestnut Street (5, blt: 1983, ren: on-going)	120,000	24,000	0	\$17.00	Janitorial, taxes, CAM, heat, security, electric, insurance, A/C. Tenants pay share of increases on yearly basis.	Company surface and underground parking. Washington Square Garage.	Michael H. Frame CB Richard Ellis 240-8080 x 222

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
64. One Forty Main West 140 West Main Street (4+b, blt: 1870, ren: 1987)	36,700	8,900	0	\$11.00-\$14.00	Heat. Escalators on taxes, utilities and insurance, pro-rated annually.	On-site 150-car parking lot.	James Sloan LAM Company 546-4580
65. One HSBC Plaza 100 Chestnut Street (21, blt: 1971, ren: 1984-99)	351,400	16,800	27,000	Negotiable	Gross lease with escalators on a base year.	Underground parking garage. Surface lot parking for employees. East End Garage, and nearby surface lots.	Joy House Benderson Development Co. 454-3280
66. Parry Building 224 Mill Street (ren. Ongoing)	8,200		4,200	\$14.00-\$16.00	CAM and garbage, escalators include water. Generous build-out allowance.	Limited spaces are available right at the building's doorstep, additional parking less than a block High Falls	Mimi Tilton Parry Building LLC 752-7385
67. Partners Building (Formerly Wolf Building) 192 Mill Street (6+b, blt: 1888, ren: 2000)	45,000	7,500	0	N/A	Net of utilities and janitorial. CAM, pro-rata share increases over base year.	20 spaces per floor available at High Falls garage directly opposite 192 Mill. Nearby surface lots.	Rachel Rosen Norry Management Company 271-4800 x226
68. Powers Building 16 W. Main Street (10+b, blt: 1865, ren: 1990)	140,757	17,000	14,900	\$12.50 - 16.50	CAM, jan., taxes, HVAC, security, insur., high quality workletter.	Attached 1,000+ space parking garage. Nearby surface lots and Crossroads Garage.	Mark Stevens S.B. Ashley Mgmt. Corp. 454-4840
69. Reynolds Arcade 16 East Main Street (10+b, blt: 1930, ren: on-going)	80,000	2nd-6th =10,000, 7th-10th =5,000	2,000	\$13.50	Taxes, CPI increases, CAM, security, elec., heat, A/C, insur. Escalators on taxes and utilities.	Crossroads and Sisters Cities Garages. Nearby surface lots.	Chris Hill or Lynn Gordon I. Gordon Corporation 232-2330

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
70. Riedman Tower 45 East Avenue (8+b, blt: 1983)	66,262	2nd =10600, 3rd-8th =7200	15,000	Negotiable	Full service with escalators over base year.	East End Garage, and nearby surface lots.	David Riedman Riedman Development Corp. 232-2600
71. Rochester Club Centre 120 East Avenue (4, blt: 1870, ren: 1989)	32,448	9,000	4,000	\$13.50 Gross	Plus CAM, taxes, & utilities (electricity).	East End Parking Garage adjacent to building.	Kristy Swanson 120 East, LLC 235-0046
72. Rochester Contempary 137 East Avenue (2, ren: 2002)	3,600	N/A	2,160	\$225 - 620 per space.	24/7 access, heat, lights, and A/C. Automatically includes membership in RoCo. All three spaces have good light, two with eastern exposures	East End Garage and nearby surface lots.	Bleu Cease The Rochester Contemporary 461-2222
73. Searle Building 179-189 St. Paul Street (6+b, blt: 1890, ren: on-going)	38,000	7,143	15,200	\$5.00 - \$7.00	CAM, heat, water Electric separately metered. \$5-7 flat rate per square foot, per space.	On-site lot with 21 spaces, plus nearby surface parking lots.	Jeff Cook Searle Building, Inc. 454-5393
74. Seventeen Main St. East Building 17 E. Main Street (5, ren: 1970's)	15,000	3,000	9,000	\$8.00	Janitorial, CAM, heat, A/C. Escalators on taxes.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	David Stern Wilder 4 Corners Assoc., Inc. 232-4724
75. Sibley Centre 25 Franklin Street (12+b, blt: 1930, ren: on-going)	720,500	40,000	270,000	\$10.00 - \$11.00	Gross rent + net electric.	St. Joseph's Garage, and nearby surface lots.	Jack Kelly Wilmorite 464-9400 x 293

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

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76. St. Paul Place 151 St. Paul Street (6, blt: 1920, ren: 1987)	35,000	6,200	21,000	\$8.75 - 10.50	Heat, water included. Tax, CAM escalators.	Tenant parking lot with 41 spaces, St. Joseph's Garage, and nearby surface lots.	Morad Yeroushalmi 151 St. Paul LLC (516) 487-5444
77. SUNY Brockport MetroCenter 55 St. Paul Street (5, blt: 1917, ren: 1986)	96,458	N/A	4,000	\$10.00 Negotiable.	Includes utilities. Could accommodate 4,000-10,000 temporary or permanent space	Clarion Riverside Garage and area surface lots. Limited parking on-site.	Kurt Ziemendorf Mayzon Corp. 427-7570
78. Talman Building 25 E. Main Street (5, blt: 1825, ren: 1997)	20,000	N/A	0	\$12.00-\$16.00	Utilities, taxes, CAM, A/C, with escalators on taxes and utilities.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	Diane Ford Talman Assoc. LLP 546-2500
79. Temple Building 14 Franklin Street (14+b, blt: 1925, ren: on-going)	82,600	10,000	23,100	\$4.75-\$14.50	Triple net & metered electric.	St. Joseph's and East End Garages, and nearby surface lots.	Phil Damico Costanza Enterprises, Inc. 232-3600 x106
80. Times Square Building 45 Exchange Street (12, N/A)	95,000	8,000	20,000	\$10.50-12.50	CAM, security, insurance, heat, A/C. Plus electric & janitorial. High speed internet access. Escalators on taxes and maintenance	Civic Center Garage, nearby surface lots.	Rich Calabrese, Jr. Times Square Associates 232-6560
81. Triangle Building 335 East Main Street (5+b, ren: 1988)	29,000	6,800	9,000	\$14.00	First floor space, retail or office. Taxes, elec., A/C, heat. Escalators on taxes and utilities.	St. Joseph's and East End Garages, nearby surface lots.	Michael Palumbo Flaum Management Comp., Inc. 546-4866

BUILDING-BY-BUILDING INFORMATION
Competitive Office Space
MAY 2008

BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED	NET LEASABLE S.F.	AVG. FLOOR SIZE	VACANT S.F.	ASKING RENT	INCLUSIONS/ ESCALATORS	PARKING	CONTACT
82. Union Trust Building 19 West Main Street (10+b, blt: 1800, ren: on-going)	68,126	6,200	30,000	\$10.00	Rent plus \$1.25 elec., \$1.00 jan. Taxes, CAM, heat, security, insur., A/C. Escalators on taxes and utilities.	Civic Center, Crossroads and Sister Cities Garages. Nearby surface lots.	Daniel O'Neill Pyramid Brokerage Co. 248-9426
83. Valley Building 339 East Avenue (4, blt: 1930, ren: on-going)	60,000	23,645	5,970	\$8.00-15.00	Parking. Rent plus utilities. Escalators over base year on prorata basis.	Parking in nearby surface lots (100 spaces+); some inside garage parking available.	Kristy Swanson Patriot Companies 235-0046
84. Washington Building 1 S. Washington Street (4+b, blt: 1905, ren: 2001)	54,300	11,000	1,701	\$14.50 - 15.00	Taxes, CAM, , insurance, HVAC.	Area surface lot immediately adjacent to building.	Jeanne Froehler Buckingham Properties 295-9500 x 319
85. Water Street Commons (Formerly Olde Rochesterville) 189 North Water Street (2, blt: 1892, ren: 1986)	41,000	15,000	2,000	\$10.00-13.00	Taxes, insurance, CAM.	Tenant parking garage, Plaza Apts. Garage.	Jeanne Froehler Buckingham Properties 295-9500 x 319
86. Wegman Building 78-80 West Main Street (4+b, blt: 1890, ren: 1984)	33,000	1st-2nd =11000 3rd-4th =5500	0	Negotiable	N/A	Sister Cities Garage, nearby surface lots.	Bernie Iacovangelo Faber Real Estate Services, Inc. 889-4840
87. Wilder Building 1 East Main Street (11+b, blt: 1896)	55,000	5,000	6,200	\$9.00	Taxes, CAM, heat. Escalators on taxes.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	David Stern Wilder 4 Corners Assoc., Inc. 232-4724

REPORT DEFINITIONS

The information in this report is compiled annually by Rochester Downtown Development Corporation in an on-going effort to track the downtown office market. It represents a snapshot of the conditions that existed in May of each year. The *2008 Survey* contains the most accurate figures on a building-by-building basis for 2008 and for all prior survey years.

Building Classifications

Both competitive and non-competitive space is tracked in the *Survey*, which includes 105 downtown office buildings in 2008 (the total number of buildings varies by year).

In the May 2008 report, the classifications for downtown's "competitive" buildings are a blend of five categories. Two of these utilize BOMA International's office space rating categories (A and B), and three have been developed over the years by RDDC to more accurately reflect market conditions in downtown Rochester (A/R, Non-Traditional, Non-Competitive). The Non-Traditional category was added in 2004 retroactively to cover the 2003 and 2004 data.

In all cases, the classifications reflect the competitive ability of each building to attract similar types of tenants. A combination of factors are used as relative measures, including: rent; market perception; building finishes; building amenities; location and accessibility; and, system standards and efficiency.

The definitions used for RDDC's building classification system are as follows:

- **CLASS "A"** – Most prestigious buildings competing for premier office users with rents well above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility, and a definite market presence.
- **CLASS "A/R"** – Substantially rehabilitated buildings considered prestigious which compete for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility, and a definite market presence.
- **CLASS "B"** – Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area, systems are adequate, but the building can no longer compete with Class "A" at the same price.
- **CLASS "NON-TRADITIONAL" ("N/T")** – Buildings are older and often feature some combination of unusual floor layouts, high ceilings, large windows, exposed brick interior walls, wood floors, interesting architectural details, and locations that are not as central. Generally outside the conventional office market, these buildings tend to attract mixed-use development (e.g., office/loft housing), as well as "creative class" tenancy.
- **CLASS "N/C"** – Buildings or spaces within buildings where the owner is the sole occupant.

(Report Definitions, May 2008, page two)

Glossary of Terms

The terms used in this report are defined below.

“a,” “b,” “sb” – Attic, basement, and sub-basement.

Absorption – The change in occupied space over time.

A/C – Cost of air-conditioning (pro-rata share).

CAM – Cost of common area maintenance (pro-rata share).

CPI – Consumer price index.

Elec. – Cost of electricity (pro-rata share).

Insur. – Cost of annual building insurance premiums (pro-rata share).

Jan. – Cost of in-office janitorial services (pro-rata share).

LL – Lower level.

NLOS – Net leasable office space.

Occupied space – Space currently under lease.

Vacant space – Space not currently under lease.

RDDC welcomes additions or corrections, as well as suggestions regarding next year’s survey. The 2008 Survey reflects relatively minor corrections in data retroactively for the reporting years 1999 through 2007; previous reports should be discarded. The tables in the 2008 report provide data that permit accurate comparisons over this ten-year period.