

**Exclusive Offering  
FOR LEASE**

# Crossroads Building

2 State Street, Rochester



**AVAILABLE:** 56,000 SF

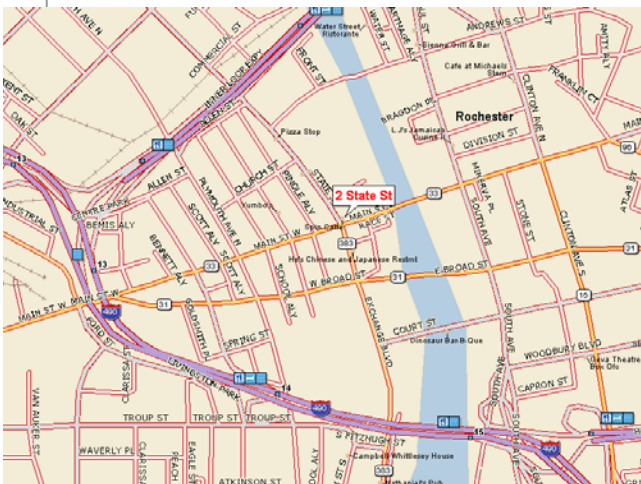
**LEASE RATE:** \$12.50 per RSF, net electric and janitorial

**FEATURES:**

- Bank of America and Spin Café are located on the first floor.
- Building is connected to the Crossroads Garage through walkway
- Spaces vary from approx 1,000 SF to full floor of approx 12,737 SF (2 contiguous floors available for 25,474 SF)
- Floors can be subdivided to suit tenant requirements.
- Renovations to suit requirements of the tenant

**LOCATION:**

- Northeast corner of Main Street and State Street
- Close proximity to City and Federal Courts
- Located near City and County offices
- Close to restaurants and parking



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