

FOR LEASE

TECH PARK

ROCHESTER, NEW YORK 14624



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TECH PARK

ROCHESTER, NEW YORK

Tech Park is one of the largest multi-use complexes in the United States with 4,000,000 square feet of office, research, distribution and manufacturing space. The park offers ready to lease space as well as build to suit opportunities.

Located on the New York State Thruway (I-90) in Western New York, the Rochester region is within easy reach of major east coast markets, with more than one-third of the combined population of the U.S. and Canada within 500 miles. The region is home to a talented and competitively-priced labor pool, competitive tax incentives and prime real estate at costs well below the national average.

- **3.4+ Million Square Feet**

With over 3.4 million square of leasable space, Tech Park is able to meet the diverse needs of tenants, often in space that is ready to occupy, offering tenants speed of access and minimal up front investment.

- **70+ Acres of Shovel Ready Land**

New development opportunities remain at Tech Park with 70+ acres of shovel ready land available to accommodate any size requirement.



- **Exceptional Infrastructure**

Reliable Abundant Power, Water, Gas, Steam, Chilled Water, Compressed Air, Sewer, and Parking are available throughout the park.

- **Industry Leading Tenants**

Tech Park is home to a variety of well known global and local brands including: Citicorp, University of Rochester, Harris Corp, General Code, Kodak Alaris, McKesson, Mercury Printing, Maximus, Hammer Packaging, Kinney Drugs and Pepsi Bottling Group.

UTILITIES OVERVIEW

POWER PLANT

Tech Park is served by a central power plant located in Building 51 that provides steam, chilled water, and compressed air services via underground tunnel to twelve buildings. Rochester Gas and Electric, the public utility, provides the electric service. Power is distributed at 13,200 volts to the high voltage load centers and is further distributed at 480 and 120 volts.

The steam system has a capacity of 365,000 lbs/hr via five water tube steam boilers and is distributed at 215 and 15 psig pressure levels. The boilers have dual fuel capability and are fired with natural gas or #6 fuel oil, whichever is the most economical. The diked #6 oil tank capacity is 190,000 gallons.

The chilled water system has a total capacity of 16,500 tons and is distributed at 44 degrees F to the HVAC and manufacturing customers. The system is comprised of three steam driven centrifugal chillers, three steam driven absorption chillers, and four electric driven centrifugal chillers.

The compressed air system has a total capacity of 16,250 scfm and is distributed at the 90-psig-

pressure level to HVAC and manufacturing customers. The compressed air system is comprised of six reciprocating Ingersoll-Rand compressors ranging from 1,750 to 3,000 scfm each.

RELIABLE ELECTRIC

Redundant electric distribution systems at Tech Park provide exceptional reliability for occupants. The site is located adjacent to two 115kV transmission circuits and has experienced only one short-term outage in over 20 years.

Multiple 115kV to 12kV transformers are located in a substation owned by Rochester Gas and Electric Corporation at the site. Existing transformer capacity exceeds 84 MVA and provides ample power for site expansion. From the substation, redundant primary voltage underground feeders supply most buildings.

Most buildings have redundant building transformers and switchgear to provide 480/277 volt, 3ph, 4w service for motor, process, building HVAC, and general lighting loads. Emergency generators provide standby generation for egress lighting, fire alarms, security and communications systems.

BUILDING NUMBER	GROSS SQUARE FEET	SERVICES	TOTAL SERVICEAMPS @ 480V	TRANSFORMERS TOTAL KVA	SVC WATTS/SF @ 85% PF
1	353,162	4	6,400	4,000	9.6
2	377,877	4	6,400	4,000	9.0
3	222,976	2	3,200	2,000	7.6
4	812,820	14	36,800	23,000	24.1
5	776,263	8	32,000	20,000	21.9
6	347,185	2	8,000	5,000	14.6
8	125,287	4	16,000	10,000	67.8
9	905,231	8	32,000	20,000	18.8
10	71,347	2	3,200	2,000	23.8
12	102,272	2	1,200	0	-

Power distribution panels nominally rated at 600 amps are used for general power distribution. A small number of Buss Ducts are located throughout the complex. Lighting distribution panels nominally rated at 600 amps are used for general lighting.

120/208 volt 3ph, 4w distribution systems provide power for outlets and receptacles utilizing transformers and panels throughout the complex. Many of the systems have been upgraded with K-rated transformers to control harmonics.

UNDERGROUND UTILITIES

Natural Gas is carried to Building 51 by a 6-inch underground line that draws from an 8-inch Rochester Gas and Electric main on Elmgrove Road.

Domestic water is brought onto the campus at three locations. The first location is from a 12-inch Monroe County Water Authority (MCWA) main on Elmgrove Road through a 16-inch underground line to Building 51. The other two underground lines both originate at the MCWA main on North Road. One 16-inch underground line connects to the Building 3 pump room and a 12-inch underground line connects to the Building 9 pump room.

There are two sanitary sewer outlets from the campus. The first is a 6-inch underground line from Building 51 to an 8-inch Monroe County Sewer Authority (MCSA) main on Elmgrove Road. The second, an 18-inch underground line from the site, through the metering pit and into the MCSA main at Manitou Road.

There are two storm sewer outlets from the campus. The first is a 12-inch underground line from the retention basin to a 48-inch main at Elmgrove Road. The second is an 8-inch underground line from the detention area to a 24-inch storm main at Manitou Road.

LIFE SAFETY

SECURITY

All activities surrounding the perimeter of the buildings and premises are monitored 24 hours a day by roving Security Patrols and by the on site Campus Security Communications Center.

Access into the individual buildings is controlled by an electronic card key access control system. Closed circuit television cameras are located in each of the building lobbies throughout the interior of the premises and exterior points to provide panoramic views to monitor activities in parking areas, access roads, and many interior doors. All perimeter doors have security alarm points.

The campus Security Communications Center also monitors all HVAC and Fire alarms on a 24-hour basis.

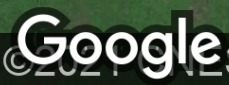
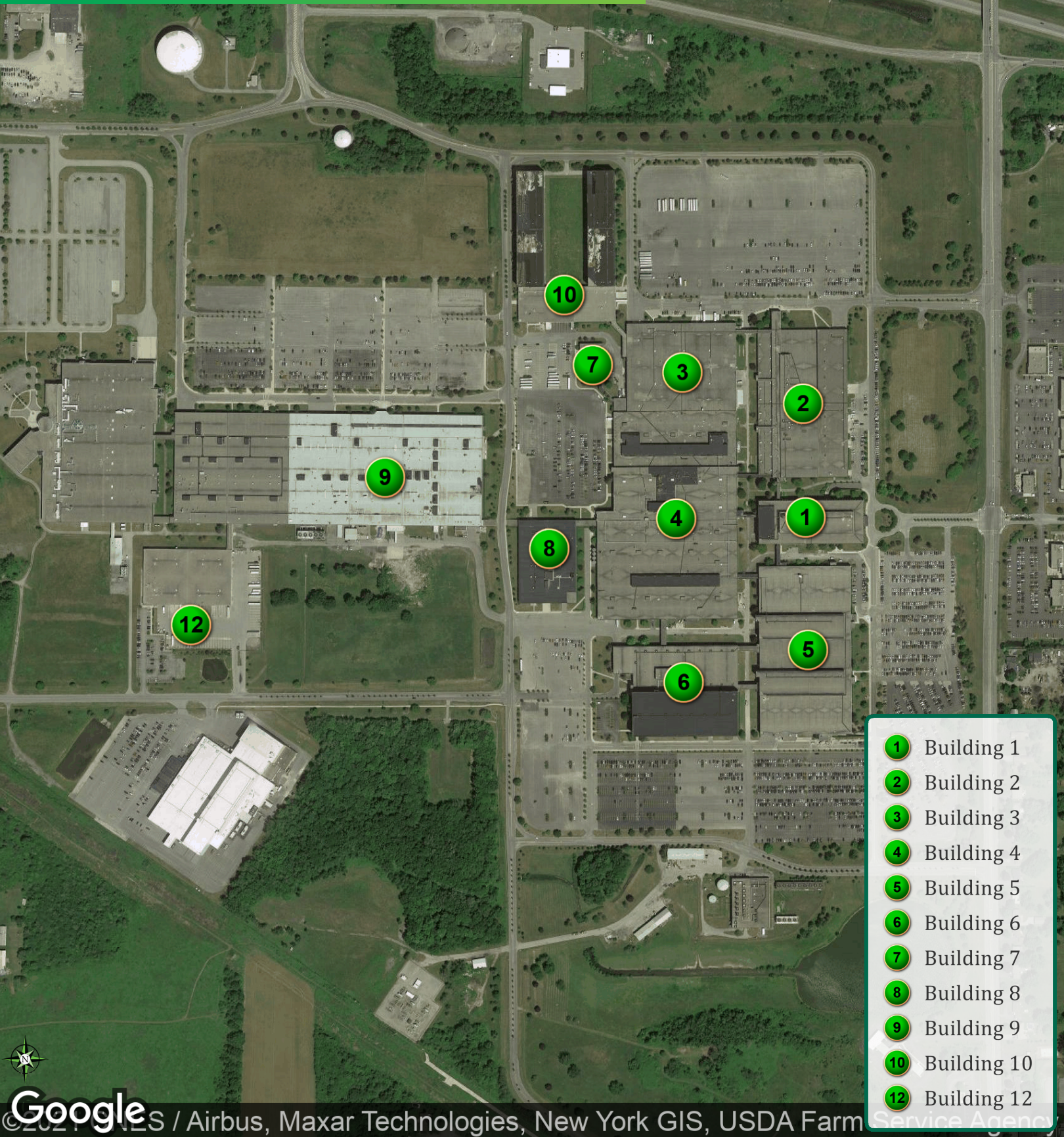
FIRE PROTECTION

Tech Park is rated as a highly protected facility and features fire sprinkler protection throughout the campus. Water for fire protection is delivered by an underground 12-inch closed fire main loop with a small section of 8-inch and 14-inch pipe. For security redundancy, there are a total of four fire pumps on the campus that utilize three types of power. There are two fire pumps in Building 51. One pump is a 1000gpm/125psi electric pump and the second is a 2000gpm/150psi steam pump. In addition there are 2000gpm/105psi-diesel fire pumps located in Building 3 and in Building 9.

There are two Monroe County Water Authority storage tanks near the North border of the park. The tank capacity of the first tank is 15,000,000 gallons and the second is 4,000,000 gallons.

In addition, the Town of Gates Fire Department, a professional, paid fire fighting force is located adjacent to the Rochester Technology Park campus. The Coldwater Road Firehouse is located across from the Buffalo Road entrance to the park and ensures a quick response to any possible emergency that may arise at the park.

TECH PARK



ROCHESTER OVERVIEW

Located on the southern shore of Lake Ontario in the western region of Upstate New York, the Greater Rochester Area is the State's third largest metropolitan area, home to a population of 1.1 million. Situated on the I-90 (New York State Thruway) corridor, the community is centrally located in the Northeastern United States, within 500 miles of one-third of the U.S. and Canadian populations. Rochester enjoys close proximity to the global business centers of Toronto, New York City and Boston, while offering a lower cost of doing business and many quality of life advantages not found in its larger neighbors.

ECONOMIC PROFILE

The presence of Eastman Kodak, Xerox, and Bausch & Lomb has traditionally led to Rochester being viewed as a big company town. Today these companies employ less than 2% of the area's total workforce, as Rochester has become home to a much more diversified and balanced economy. Some of the industry clusters for which Rochester is best known include healthcare, photonics, optics, digital & health imaging, precision manufacturing, telecommunications, information technology, higher education, and the biosciences. The established strength of the area's high-tech industries and the continued investments that are being made in these industry sectors suggest a



bright outlook for Rochester's future economy. A few of the most recent accolades for the Rochester business environment include:

- The New Republic named Rochester **“One of the most innovation-intensive metro areas in the country”** and Atlantic magazine lists Rochester as one of its **“35 innovations hubs in the country”** based on the number of start-up companies, patents, and entrepreneurs.
- The Brookings Institute ranked Rochester **13th in the U.S. for patents per million residents.**
- Scientific Reports ranked Rochester in its list of **“The Top 20 World's Leading Science Cities”**.



EDUCATION AND INDUSTRY

Education is a cornerstone of Rochester's economy. The region is home to 18 colleges and universities and **Rochester is one of only six cities in the U.S. to have multiple research centers**, including the University of Rochester and the Rochester Institute of Technology. **Area universities have a total enrollment of 80,000 students with 15,000 degrees conferred annually.** Rochester ranks among the top locations nationally for degrees conferred in mathematics, physical sciences, biology, and engineering. These educational resources and the strong partnerships that exist between the academic and business communities are a critical component in sustaining Rochester's growth in the high-tech sector. Recent highlights include:

- Seven area schools were ranked in U.S. News and World Report's list of **"top regional and national universities"**.
- The University of Rochester Medical Center's (URMC) Strong Memorial Hospital is consistently recognized in U.S. News and World Reports as one of **"America's Best Hospitals"** with multiple specialties ranking among the top programs in the country.
- U.S. News and World Report ranked **11 area high schools in the top 10% in the U.S.** and Newsweek ranked **5 area high schools in the top 500 in America.**

QUALITY OF LIFE

Rochester enjoys a distinct four-season climate that is moderated by the City's proximity to Lake Ontario. Due to the unique geography of the region, there are a wide variety of activities and cultural amenities available to appreciate. Warmer months find people flocking to some of the area's 140 annual festivals as well as the numerous local waterways including Lake Ontario and the Finger Lakes (**7% of the world's fresh water supply is located in the Rochester region**). Rochester takes pride in its quality of life, with a few recent highlights including:

- Rochester was named a **2020 All-America City** by the National Civic League.
- Bloomberg Businessweek ranked Rochester among **"America's 50 Best Cities"** based on factors including leisure attributes, educational

attributes, economic factors, crime, and air quality.

- Rochester was ranked **the most affordable housing market in the U.S. (among 53 markets with a population over 1 million)**, according to a study by Demographia International
- Rochester ranked #2 on CNN Money's list of **"Least Stressed Out Cities"**, Kiplinger named Rochester the **"best city in the U.S. for commuters"** and Forbes magazine ranked the Rochester area the **"3rd best metropolitan region in the country for raising a family"**.
- Rochester is home to numerous championship golf courses and Golf Magazine ranked Rochester as **one of the 10 Best Golf Cities in America.**
- The Finger Lakes Region is home to **the country's second largest wine region**, and was listed among **"Top 10 Lakeside Vacations that Have it All"** by Yahoo Travel.

And while Rochester's weather is often discussed...

- The Weather Channel named Rochester one of **"The Safest Weather Cities in the U.S."**

LEASING INFO

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