

**EAST &  
ALEX**

# PRIME CORNER SPACE FOR LEASE

**HISTORIC EAST &  
ALEXANDER DISTRICT  
ROCHESTER, NEW YORK**

- 📍 GROUND FLOOR CORNER UNIT
- 📏 APPROXIMATELY 1,500 SQ. FT.
- 🏛️ HIGH CEILINGS & CLASSIC ARCHITECTURE
- 🚶 HIGH PEDESTRIAN & VEHICLE TRAFFIC
- 🗺️ CLOSE TO EXPRESSWAYS & DOWNTOWN



**BE IN THE HEART OF ROCHESTER'S  
VIBRANT ENTERTAINMENT,  
RESTAURANT & SHOPPING DISTRICT**



## PROPERTY FEATURES

- Ground-floor corner location
- Approximately 1,500 sq. ft.
- High ceilings and classic architecture
- Existing bar and service area
- Two bathrooms
- Excellent visibility & signage potential
- Strong pedestrian & vehicle traffic
- Convenient access to downtown and expressways

## AREA HIGHLIGHTS

Surrounded by restaurants, bars, nightlife, coffee shops, boutiques and major neighborhood renovation with new businesses and exciting investment fueling growth.

Nearby destinations include:

- Marriott Hotel
- Valley Club
- George Eastman Museum
- Eastman Theatre
- Eastman School of Music
- Rochester War Memorial
- Close to Expressways
- Minutes to Downtown

## IDEAL USES

PLEASE NOTE: No kitchen in the space.

### GREAT FOR FOOD & ENTERTAINMENT:

- Wine bar
- Bourbon or whiskey lounge
- Craft cocktail bar
- Small tasting room
- Distillery concept
- Coffee bar / espresso lounge
- Live music or listening lounge
- Dessert or gelato café

### GREAT FOR NON-FOOD USES:

- Boutique retail shop
- Art gallery or studio
- Salon or barber lounge
- Luxury spa or wellness concept
- Record store or music-themed retail
- Creative office or design studio
- Co-working lounge
- Vintage clothing or lifestyle boutique
- Event or private membership club
- Photography or podcast studio

BRING YOUR IDEAS AND VISION TO ONE OF ROCHESTER'S MOST ENERGETIC DOWNTOWN CORRIDORS.

**CONNECT**  
REAL ESTATE & DEVELOPMENT GROUP LLC

FOR LEASING INFORMATION CONTACT  
**DON SWARTZ**

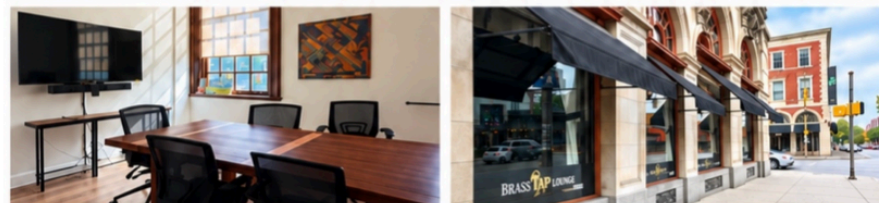
📞 **585-414-8777**  
CALL OR TEXT

# NOW LEASING OFFICE SPACE

**East Avenue & Alexander Street  
Rochester, NY**

**Historic Hiram Sibley Building**

## 2,000 SQUARE FEET



**Multiple medium-size offices | Presidential corner suite**

**Second floor • Elevator access | On-site café • Paid on-site parking**

**Donald Swartz**  
Connect Real Estate & Development  
**585-414-8777**