



# **SURVEY OF DOWNTOWN OFFICE SPACE June 2020**



## **ROCHESTER DOWNTOWN DEVELOPMENT CORPORATION**

100 Chestnut Street, Suite 1910 ~ Rochester, New York 14604  
(585) 546-6920 ~ [rddc@rddc.org](mailto:rddc@rddc.org) ~ [www.rochesterdowntown.com](http://www.rochesterdowntown.com)

## **SURVEY OF DOWNTOWN OFFICE SPACE, June 2020**

### **Executive Summary**

RDDC tracks office buildings located in downtown Rochester, defined as the area within the former Inner Loop, and High Falls, Upper East End, and Alex Park. Downtown's commercial building inventory contains the region's oldest office structures as well as its newest towers. This year, RDDC is tracking 8.7 million square feet in 122 office buildings. Of these, 94 are competitive buildings, with 5.9 million square feet and representing 67% of all downtown space.

### ***KEY FINDINGS***

Vacancy in is up in all categories except Class "A". Overall, competitive vacancy is down by nearly 5%, heavily impacted by increased absorption in Class "A" which constitutes 40% of downtown's competitive office market. Notably, the 2020 numbers were impacted by eight buildings that did not respond to the survey due to the pandemic, totaling 216,790 square feet and representing 3.7% of all competitive space downtown.

### ***COVID Impacted Survey Response***

Conducted at the height of the pandemic shutdown, this year's survey experienced the lowest response rate since RDDC began tracking competitive office buildings in 1983. A total of eight buildings failed to respond, representing 3.7% of all competitive space downtown, 216,790 square feet in total. In particular, this made it more difficult to assess breakdowns by neighborhood and for Class B buildings.

### ***Competitive Space Inventory, Vacancy and Absorption – All Down***

**Inventory.** The amount of competitive office space in the downtown market declined by nearly 898,800 square feet, due primarily to changes in two large properties: (1) 475,136 square feet in Xerox Tower was taken off the market by new building owner Gallina Development Corporation, in anticipation of a planned residential conversion; and, (2) the reclassification of City Place (now County-owned) to the Non-Competitive category, removing 273,000 square feet from downtown's competitive office market.

**Vacancy.** While vacancy rates rose in four of downtown's five categories of competitive space, it dropped significantly in the largest class – "A" – which constitutes 38% of its competitive office market.

**Absorption.** While the drop in occupied space in 2020 was significantly less than 2019 for both competitive and all downtown space, the figures still represent a notable change. Downtown's competitive space lost 575,573 square feet of occupied space in 2019, and 317,156 in 2020. All space downtown lost 665,270 square feet in 2019, and 203,256 in 2020.

### ***Big Properties, Big Impacts***

**Xerox Tower.** By the June 2019 Survey, Xerox Tower (580,636 SF, Class “A”) was shown as fully vacant as Xerox moved to their Webster campus and the building was up for sale. By June of 2020, the building’s office space square footage was reduced to 105,500 square feet, which was 78% vacant and reduced the tower’s impact on vacancy for Class “A” space and the competitive office market downtown as a whole.

**Aqueduct Buildings.** Vacated by Thomson Reuters in the fall of 2019, these seven buildings were purchased by Peter Landers, Rob Sands, and Jim Costanza. Plans are to create a district (the “Aqueduct District”) and convert the buildings to a mix of offices, micro apartments, fitness center and yoga studio, bar and restaurant. In June 2020, the entire 168,000 collective square footage was taken off the market for redevelopment.

**RG&E Building, 89 East Avenue.** RG&E announced that it will vacate its 155,000 square foot, long-time headquarters building by the end of 2020, and move its 650+ employees to 118,000 square feet in another downtown building, 3 City Center. Plans are to sell the historic East Avenue property which would open up its potential for future redevelopment.

### ***CLASS “A” IMPROVED SIGNIFICANTLY***

Class “A” vacancy dropped by 20.7% over 2019, and inventory contracted by 509,460 square feet, both due to leasing and redevelopment plans at Xerox Tower. In addition, the change in Class “A” absorption was dramatic, going from a negative 499,700 square feet of occupied space year over year in 2019, to a positive 168,900 square feet in 2020.

The fortunes of two large office properties had a huge impact on the Class “A” vacancy numbers in 2020: (1) Xerox Tower pulled 475,136 empty square feet out of the office market for a planned residential conversion; and (2) 3 City Center went from 118,700 square feet of vacant space in 2019 to 100% occupancy with RG&E’s move-in from its owned space at 89 East Avenue. Two other buildings recorded notable increases in occupancy – Five Star Bank Plaza and the Seneca Building.

Six Class “A” buildings saw increases in occupancy, some quite significant: 3 City Center (up 118,700 SF); Five Star Bank Plaza (up 24,900); Xerox (up 23,400); Seneca (up 22,000); Farash Place (up 8,800); and Legacy Tower up 4,900). Net leasable office space contracted in three buildings: Xerox Tower (decreased by 475,100 SF); Five Star Bank Plaza (decreased by 22,700); and 3 City Center (decreased by 11,600).

This category contains 13 buildings with a total of 2.35 million square feet of net leasable office space and comprises 38% of the competitive office space market downtown. All Class “A” buildings responded to RDDC’s 2020 Survey of Downtown Office Space.

### ***CLASS “A/R” VACANCY HIGHER***

Class “A/R” is more than a third vacant, up 3.5% over 2019. The inventory contracted by 42,500 square feet, and absorption dropped by 54,750 square feet since last year. It should be noted that Harro East did not respond in 2020, and Irving Place was added back in after a year off while the new owner was developed a new plan for the building. The year over year numbers were affected by those reporting anomalies in 2020.

Smaller increases in occupancy (less than 2,500 SF) were recorded at 300 State Street, Powers, Temple, and Washington buildings.

One of the smaller categories in the competitive market downtown, “A/R” represents high-end renovated space in older, historic buildings. It constitutes 13% of all competitive office space downtown in 15 buildings with a total of 747,403 square feet of space.

### ***CLASS “B” REMAINS COMPLEX***

The pandemic impacted reporting significantly in this category, with six buildings not responding to the Survey (37 S. Washington, Triangle, University Place, Executive, Talman, Wilder). With the loss of one full building to the non-competitive category since 2019 (City Place), vacancy rose in “B” space to 39.9% (up 8.9% since 2019). The total net leasable office space contracted by 357,090 square feet, and absorption dropped by 428,751 square feet over last year.

Buildings showing significant increases in vacancy included: Crossroads (up 44,390 SF); Union Trust (up 14,982). The one building with a significant decline in vacancy was Chestnut Grove (down 14,840).

The Class “B” category now constitutes 35% of the competitive office space market downtown in 33 buildings with 2.04 million square feet of space.

### ***NON-TRADITIONAL SPACE HOLDS ITS OWN***

While the vacancy rate rose by 1.2% to 19.3% in the “Non-Traditional” category, it notably continues to remain below 20% – considered a victory for this more edgy type of office space. Total square footage in this category increased by 11,290 square feet since 2019, and absorption increased by 2,360 square feet.

Alex Park/250 Alexander Street was added to the survey in 2020, and two buildings did not respond during the pandemic (Jonathan Child House, High Falls Business Center). Two buildings reported increases in occupancy: Gorsline (up 5,400 SF); Cascade Commons (up slightly). The buildings experiencing lower occupancy since 2019 were: Hive Andrews (down 3,350 SF); 40 Franklin Street (down 3,100 SF); Temple (down 2,300 SF); and Washington (down 1,253 SF).

Created in 2003, the “Non-Traditional” Class category includes buildings with the following characteristics: (1) unconventional floor plates, layouts, spaces and features; and (2) locations that are often off-center, and out of the primary commercial neighborhoods.

By definition, most of these buildings are difficult to market as conventional office space. However, many are considered trendy and tend to attract innovation companies and creative enterprises (e.g., tech companies, architecture and design firms, marketing and advertising companies, artists). The “Non-Traditional” class comprises 10% of downtown’s competitive office market, totaling 581,811 square feet in 28 buildings.

### ***MEDICAL SPACE SLIGHTLY SOFTER***

This category includes doctors’ offices, one of Rochester General’s Imaging Department locations, a pharmacy, a University of Rochester medical clinic, and blood lab space. Vacancy is up again this year by 2.9% but still remains relatively low at 8.8%. The property reporting slightly lower occupancy was Alex Park/214 Alexander Street (down 4,905 SF).

The smallest downtown space category, RDDC added the “Medical” designation in 2010. It remains has five buildings and 168,784 square feet of space and represents 3% of downtown’s competitive office inventory. Notably, 92.9% of downtown’s “Medical” space is located in the Alexander Park neighborhood, on or near the former Genesee Hospital campus.

### ***NON-COMPETITIVE SPACE GREW***

Defined as buildings where the owner is the sole occupant, this category grew by almost 114,000 square feet. The Non-Competitive category contains 28 buildings with 2.79 million square feet. Class “N/C” includes such properties as Kodak Tower, City Hall, and ESL Federal Credit Union, and are all treated as 100% occupied in the *Survey of Downtown Office Space* reports. The “Non-Competitive” category now constitutes 31% of all space in the downtown office market.

### ***RISE OF CO-WORKING SPACES***

Prior to the COVID shutdown, coworking spaces were emerging in a new format downtown and are attracting small DIZ-style startups that require more flexible work environments. They include:

1. **Port 100**, 350 East Avenue
2. **Metro CoWork High Falls**, 250 Mill Street (High Falls Building)
3. **Cowork @ Grid**, 300 State Street, Suite 703 (Button Factory Building)
4. **@SibleyWorx**, 250 East Main Street (Sibley Square Building)
5. **Element Cowork**, 215 Alexander Street (back door entrance)
6. **Regus**, 510 Clinton Square/75 S. Clinton Ave., Suite 510
7. **Executive Suites**, 16 West Main Street (Powers Building)

## ***VACANCY VARIES BY DOWNTOWN NEIGHBORHOOD***

The downtown commercial market breaks out into ten distinct neighborhoods, each with its own character and typical tenant profile. Only responding buildings are included, which this year have made the numbers slightly less reliable. Given this caveat, the June 2020 numbers for competitive space by neighborhood are as follows:

<b><u>NEIGHBORHOOD</u></b>	<b><u>NET LEASABLE OFFICE S.F.</u></b>	<b><u>VACANT</u></b>	<b><u>CHANGE SINCE JUNE 2019</u></b>
High Falls	847,793	58.4 %	Up 2.8%
Midtown District	858,722	36.3	Down 4.4%
Four Corners	1,219,488	34.6	Up 12.6%
Manhattan Square	297,975	28.8	Down 5.8%
St. Paul Quarter	167,272	24.8	Up 1.9%
Washington Square	951,630	16.3	Down 37.7%
East End/Upper East End	553,191	11.6	Up 0.8%
Cascade District	331,887	8.9	Down 2.4%
Alex Park	649,048	3.4	Up 1.1%
St. Joseph's Park	4,000	0.0	Down 12.8 %

This year, St. Joseph's Park, Alex Park, Cascade District, East End/Upper East End, and Washington Square were the strongest neighborhoods for office space tenancy. Five neighborhoods saw significant drops in vacancy – Washington Square, St. Joseph's Park, Manhattan Square, Midtown District, and Cascade District. Downtown neighborhoods recording the highest vacancy were the High Falls, Midtown District, Four Corners, Manhattan Square, and St. Paul Quarter neighborhoods. *(Note that the higher number of buildings not responding to the Survey in 2020 have rendered these numbers somewhat less reliable this year.)*

## ***INVENTORY CHANGES UNDERWAY***

Two floors of office space are planned for a newly constructed building by Buckingham Properties at South Clinton Avenue and Broad Street to accommodate Butler Till, which will move their growing company from Henrietta to downtown in 2021.

## ***FUTURE TRENDS ARE MIXED***

While there are clear headwinds impacting downtown's office market, there is also optimism:

- ✧ By early 2020, there were 193 innovation and creative class enterprises being tracked downtown. The growth of DIZ companies represents real net new occupancy and the potential for clustered expansions.
- ✧ Growth in the Downtown Innovation Zone (DIZ) has continued during COVID, although it is unknown how much the innovation companies will increasingly favor remote work environments post-COVID.

- ✧ Four tech & business incubators and accelerators are now operating in the core of the DIZ. As they gain traction, opportunities for increased tenancy in surrounding buildings will emerge.
- ✧ The vitality being created by downtown's housing market growth is significant, and there are 12 more housing projects planned and under development.
- ✧ Since the year 2000, a total of 2.6 million square feet of office space in 46 buildings has been removed from the downtown inventory for conversion to housing, and there are 10 more conversion projects in downtown's development pipeline. This movement has been organically re-purposing empty buildings and "rightsizing" downtown's office market.
- ✧ The advent of ROC the Riverway and announced Aqueduct District will energize downtown, particularly west of the river.
- ✧ The workforce of the 21<sup>st</sup> century is requiring active and dynamic cities and downtowns, and Rochester's unique center city building stock and savvy developers represent a significant regional asset.
- ✧ Major successes in growing the regional economy are creating real opportunity to improve downtown office tenancy.

### ***ADDITIONAL INFORMATION ABOUT THE 2020 SURVEY***

Inventory changes in the *Survey of Downtown Office Space, June 2020* report reflect a combination of new construction, demolition, conversion, and addition of more space in existing buildings to the tracked inventory for the 2011-20 time period. Note that only new construction and activity that returns dormant space to the office category actually create "real" net new office space.



# 2020 SURVEY OF DOWNTOWN OFFICE SPACE

## Buildings By Class

### Class "A"

3 City Center  
Alex Park/330 Monroe Ave.  
Clinton Square  
Farash Place  
First Federal Plaza  
Five Star Bank Plaza  
Legacy Tower  
The Metropolitan  
Offices at Alexander Park  
Professional Building  
Riedman Tower  
Seneca  
Tower280  
Xerox Tower

### Class "A/R"

61 Commercial St. (Trolley Barn)  
88 Elm  
192 Mill St.  
194 Mill St.  
200 East Main St.  
298 State St.  
300 State St. (Button Factory)  
Harro East  
Irving Place  
Knowlton  
Parry  
Powers  
Sibley Square  
Temple  
Washington

### Class "B"

37 S. Washington St.  
100 Liberty Pole Way  
150 State St.  
Alexander Park/220 Alexander St.  
Appellate Court  
Building 10, Kodak Office  
Building 15, Kodak Office  
Chapin  
Chestnut Grove  
Court-Exchange  
Crossroads  
Ellwanger & Barry  
Executive  
Hiram Sibley  
Liberty Plaza  
Michael A. Telesca Center for  
Justice  
Miller Center

### (Class "B", cont'd)

Monroe Square  
Novamac  
One East Avenue  
One Forty Main West  
Reynolds Arcade  
Richard E. Wilson Building  
Rochester Riverside Hotel  
Seventeen Main Street East  
Talman  
Times Square  
Triangle  
Union Trust  
University Place  
Valley  
Wegman  
Wilder

### Class "Non-Traditional"

6 Atlas St.  
12 Aqueduct St.  
17 Pitkin Street  
40 Franklin St.  
41 Chestnut St.  
44 Exchange  
70 Cascade Dr.  
208 Mill St.  
222 Andrews St.  
234 Mill St.  
Alexander Park/250 Alexander St.  
Bridge Square  
Buckingham Commons  
Cascade Centre  
Cascade Commons  
Centers at High Falls  
Columbus  
Fitch  
Gorsline  
High Falls Business Center  
Hive @ 116  
Hive @ 155  
Hive Andrews  
Jonathan Child House  
Medical Arts  
Michaels/Stern  
Rochester Club Centre  
Water Street Commons

### Class "Medical"

454 East Broad Street  
Alexander Park/222 Alexander St.  
Alexander Park/224 Alexander St.

### (Class "Medical", cont'd)

Medical Offices at Alexander Park  
Professional Center  
Wolk

### Class "Non-Competitive"

135 University Avenue  
222 Andrews St.  
250 South  
Advantage Federal Credit Union  
CJS Architects Studio  
Carestream Health  
Century Row  
City Hall  
City Place  
City Public Safety  
City School District  
County Office Building  
Ebenezer Watts  
ESL Federal Credit Union  
Excellus Blue Cross/Blue Shield  
Federal Building  
Granite  
Hall of Justice  
Howard Hanna Building  
Ironworks  
Kodak Office  
Monroe  
NextCorps (Sibley Square)  
Public Safety Building  
RG&E  
Sagamore on East  
Turner Engineering Building

### RENT RANGES

"A"	\$14.75 – 22.75
"A/R"	\$9.00 – 19.00
"B"	\$6.00 – 18.00
"Non-Trad."	\$8.00 – 18.50
"Medical"	\$8.00 – 18.50



# ***DOWNTOWN OFFICE SPACE SUMMARY***

## ***June 2020***

	<b><i>RESPONDING BUILDINGS ONLY</i></b>				<b><i>ALL DOWNTOWN BUILDINGS</i></b>			
<b><i>Class</i></b>	<b><i>Total S.F. Reporting, 2020</i></b>	<b><i>Vacant S.F., 2020</i></b>	<b><i>Percent Vacant</i></b>	<b><i>Change in Vacancy, 2019-20</i></b>	<b><i>Total S.F. Inventory, 2020</i></b>	<b><i>Number of Bldgs.</i></b>	<b><i>Percent of All Downtown Space</i></b>	<b><i>Percent of Competitive Space Only</i></b>
<b><i>"A"</i></b>	2,346,564	404,406	17.2%	-20.7%	2,346,564	13	26%	38%
<b><i>"A/R"</i></b>	747,403	281,327	34.7%	+3.5%	809,903	15	9%	13%
<b><i>"B" *</i></b>	2,038,444	813,475	37.3%	+8.9%	2,178,534	33	24%	36%
<b><i>"Non-Traditional (N/T)"</i></b>	581,811	112,449	18.6%	+1.2%	605,011	28	7%	10%
<b><i>"Medical (M)"</i></b>	168,784	14,841	8.8%	+2.9%	168,784	5	2%	3%
<b><i>SUBTOTAL, COMPETITIVE</i></b>	5,883,006	1,626,498	26.6%	-4.9%	6,108,796	94	69%	100%
<b><i>"Non-Competitive (N/C)"</i></b>	2,794,883	0	0%	n.a.	2,794,883	28	31%	
<b><i>TOTAL, ALL SPACE</i></b>	8,677,889	1,626,498	18.3%	-4.5%	8,903,679	122	100%	
* (Data unavailable for seven buildings (Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)								
RDDC - 6/20							<b>www.rochesterdowntown.com</b>	

# ***DOWNTOWN OFFICE SPACE SUMMARY***

## ***Total Inventory, 2019 & 2020***

	<b>2019</b>		<b>2020</b>		<b>CHANGE, 2019-20</b>
<b>Class</b>	<b>Total Inventory (in square feet)</b>	<b>Number of Bldgs.</b>	<b>Total Inventory (in square feet)</b>	<b>Number of Bldgs.</b>	<b>(in square feet)</b>
"A"	2,856,024	13	2,346,564	13	(509,460)
"A/R"	809,903	15	809,903	15	0
"B"	2,459,534	33	2,178,534	33	(281,000)
"Non-Traditional (N/T)"	570,521	27	605,011	28	34,490
"Medical (M)"	168,784	5	168,784	5	0
<b>SUBTOTAL,COMPETITIVE</b>	6,864,766	93	6,108,796	94	(755,970)
"Non-Competitive (N/C)"	2,680,983	27	2,794,883	28	113,900
<b>TOTAL, ALL SPACE</b>	9,545,749	120	8,903,679	122	(642,070)
* (Includes all office buildings, whether reporting or not to RDDC for its June 2020 Survey of Downtown Office Space.)					
RDDC - 6/20					<b>www.rochesterdowntown.com</b>

**Downtown Office Space Survey**  
**INVENTORY, 2011-20**  
**(In Square Feet)**

	<i><b>June 2020</b></i>	<i><b>June 2019</b></i>	<i><b>May 2018</b></i>	<i><b>May 2017</b></i>	<i><b>May 2016</b></i>	<i><b>May 2015</b></i>	<i><b>May 2014</b></i>	<i><b>May 2013</b></i>	<i><b>May 2012</b></i>	<i><b>May 2011</b></i>
<i><b>Class A</b></i>	2,346,564	2,856,024	2,856,024	2,834,761	2,771,251	2,725,219	2,962,931	2,282,295	2,282,295	2,202,295
<i><b>Class A/R</b></i>	747,403	789,903	587,702	572,702	572,702	573,252	573,252	589,952	617,758	612,384
<i><b>Class B *</b></i>	2,038,444	2,395,534	2,599,699	2,635,108	2,687,878	2,475,131	2,671,866	2,693,658	2,844,048	3,093,747
<i><b>Non-Traditional (N/T)</b></i>	581,811	570,521	567,965	566,965	559,304	570,804	631,283	623,947	756,831	750,831
<i><b>Medical (M)</b></i>	168,784	168,784	168,784	168,784	168,784	156,784	156,784	156,784	156,784	136,784
<i><b>TOTAL, COMPETITIVE</b></i>	5,883,006	6,780,766	6,780,174	6,778,320	6,759,919	6,501,190	6,996,116	6,346,636	6,657,716	6,796,041
<i><b>Non-Competitive (N/C)</b></i>	2,794,883	2,680,983	2,770,500	3,124,876	3,272,947	3,542,447	3,473,047	4,053,683	4,457,225	4,457,225
<i><b>TOTAL, ALL SPACE</b></i>	8,677,889	9,461,749	9,550,674	9,903,196	10,032,866	10,043,637	10,469,163	10,400,319	11,114,941	11,253,266

\* (Data unavailable for 7 buildings ( Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)

(NOTES: City Place went from B to N/C in 2020; Sibley Square went from B to A/R, and Tower280 came on the market in Class A in 2019; College at Brockport out of N/C in 2019; Tower280 added office space in 2018; 49 Stone residential conversion in 2018; Jonathan Child House added back into N/T, in 2017; Xerox Tower went from Non-Competitive to Class A space category in 2014; Kodak moved two buildings from Class N/C to Class B - Building 10 in 2016, and Building 15 in 2018; and 250south & CJS Architectural Studio moved from N/T to N/C in 2016; 454 East Broad Street moved to the Medical Class in 2016; Jonathan Child House and North Plymouth Terrace were removed from the inventory in 2016; Medical Space category was added in 2010.)

**Downtown Office Space Survey**  
**GROWTH, 2011-20**  
(In Square Feet)

	<i>June</i> <i>2020</i>	<i>June</i> <i>2019</i>	<i>May</i> <i>2018</i>	<i>May</i> <i>2017</i>	<i>May</i> <i>2016</i>	<i>May</i> <i>2015</i>	<i>May</i> <i>2014</i>	<i>May</i> <i>2013</i>	<i>May</i> <i>2012</i>	<i>May</i> <i>2011</i>
<b>TOTAL S.F.</b>										
<i>Competitive Only</i>	5,883,006	6,780,766	6,780,174	6,778,320	6,759,919	6,501,190	6,996,116	6,346,636	6,657,716	6,796,041
<i>All Space</i>	8,677,889	9,461,749	9,550,674	9,903,196	10,032,866	10,043,637	10,469,163	10,400,319	11,114,941	11,253,266
<b>GROWTH OVER PREV. YR.</b>										
<i>"A"</i>	(509,460)	0	21,263	63,510	46,032	(237,712)	680,636	0	80,000	0
<i>"A/R"</i>	(42,500)	202,201	15,000	0	(550)	0	(16,700)	(27,806)	5,374	42,262
<i>"B" *</i>	(357,090)	(204,165)	(35,409)	(52,770)	212,747	(196,735)	(21,792)	(150,390)	(249,699)	(22,870)
<i>"Non-Traditional"</i>	11,290	2,556	1,000	7,661	(11,500)	(60,479)	7,336	(132,884)	6,000	(12,726)
<i>"Medical"</i>	0	0	0	0	12,000	0	0	0	20,000	0
<b>TOTAL GROWTH, COMP. ONLY</b>										
<i>S.F.</i>	(897,760)	592	1,854	18,401	258,729	(494,926)	649,480	(311,080)	(138,325)	6,666
<i>Percent</i>	-13.2%	0.0%	0.0%	0.3%	4.0%	-7.1%	10.2%	-4.7%	-2.0%	0.1%
<b>GROWTH OVER PREV. YR.</b>										
<i>"Non-Competitive"</i>	113,900	(89,517)	(354,376)	(148,071)	(269,500)	69,400	(580,636)	(403,542)	0	30,420
<b>TOTAL GROWTH, ALL SPACE</b>										
<i>S.F.</i>	(783,860)	(88,925)	(352,522)	(129,670)	(10,771)	(425,526)	68,844	(714,622)	(138,325)	37,086
<i>Percent</i>	-8.3%	-0.9%	-3.6%	-1.3%	-0.1%	-4.1%	0.7%	-6.4%	-1.2%	0.3%

\* (Data unavailable for 7 buildings (Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)

(NOTES: City Place went from B to N/C in 2020; Sibley Square went from B to A/R, and Tower280 came on the market in Class A in 2019; College at Brockport out of N/C in 2019; Tower280 added office space in 2018; Jonathan Child House added back into N/T, in 2017; Xerox Tower went from Non-Competitive to Class A space category in 2014; Kodak moved two buildings from Class N/C to Class B - Building 10 in 2016, and Building 15 2018; and 250south & CJS Architectural Studio moved from N/T to N/C in 2016; 454 East Broad Street moved to the Medical Class in 2016; Jonathan Child House and North Plymouth Terrace were removed from the inventory in 2016; Medical Space category was added in 2010.)

Downtown Office Space Survey  
**VACANCY AND OCCUPANCY, 2011-20**  
(In Square Feet, Competitive Space Only)

	<i>June 2020</i>	<i>June 2019</i>	<i>May 2018</i>	<i>May 2017</i>	<i>May 2016</i>	<i>May 2015</i>	<i>May 2014</i>	<i>May 2013</i>	<i>May 2012</i>	<i>May 2011</i>
<b>CLASS "A"</b>										
<i>Vacant S.F.</i>	404,406	1,082,758	583,035	685,158	703,897	697,957	606,909	482,574	489,895	316,155
<i>% Vacant</i>	17.2%	37.9%	20.4%	24.2%	25.4%	25.6%	20.5%	21.1%	21.5%	14.4%
<i>Occupied S.F.</i>	1,942,158	1,773,266	2,272,989	2,149,603	2,067,354	2,027,262	2,356,022	1,799,721	1,792,400	1,886,140
<i>% Occupied</i>	82.8%	62.1%	79.6%	75.8%	74.6%	74.4%	79.5%	78.9%	78.5%	85.6%
<b>CLASS "A/R"</b>										
<i>Vacant S.F.</i>	281,327	269,075	92,839	106,420	113,975	85,487	85,930	116,566	158,589	129,440
<i>% Vacant</i>	37.6%	34.1%	15.8%	18.6%	19.9%	14.9%	15.0%	19.8%	25.7%	21.1%
<i>Occupied S.F.</i>	466,076	520,828	494,863	466,282	458,727	487,765	487,322	473,386	459,169	482,944
<i>% Occupied</i>	62.4%	65.9%	84.2%	81.4%	80.1%	85.1%	85.0%	80.2%	74.3%	78.9%
<b>CLASS "B" *</b>										
<i>Vacant S.F.</i>	813,475	741,814	864,062	845,237	650,864	414,922	612,351	513,847	562,228	689,834
<i>% Vacant</i>	39.9%	31.0%	33.2%	32.1%	24.2%	16.8%	22.9%	19.1%	19.8%	22.3%
<i>Occupied S.F.</i>	1,224,969	1,653,720	1,735,637	1,789,871	2,037,014	2,060,209	2,059,515	2,179,811	2,281,820	2,403,913
<i>% Occupied</i>	60.1%	69.0%	66.8%	67.9%	75.8%	83.2%	77.1%	80.9%	80.2%	77.7%
<b>CLASS "Non-Traditional"</b>										
<i>Vacant S.F.</i>	112,449	103,519	81,922	99,942	69,838	129,153	197,192	162,218	221,627	222,697
<i>% Vacant</i>	19.3%	18.1%	14.4%	17.6%	12.5%	22.6%	31.2%	26.0%	29.3%	29.7%
<i>Occupied S.F.</i>	469,362	467,002	486,043	467,023	489,466	441,651	434,091	461,729	535,204	528,134
<i>% Occupied</i>	80.7%	81.9%	85.6%	82.4%	87.5%	77.4%	68.8%	74.0%	70.7%	70.3%
<b>CLASS "Medical"</b>										
<i>Vacant S.F.</i>	14,841	9,936	8,899	5,576	0	0	0	0	780	8,900
<i>% Vacant</i>	8.8%	5.9%	5.3%	3.3%	0.0%	0.0%	0.0%	0.0%	0.5%	6.5%
<i>Occupied S.F.</i>	153,943	158,848	159,885	163,208	168,784	156,784	156,784	156,784	156,004	127,884
<i>% Occupied</i>	91.2%	94.1%	94.7%	96.7%	100.0%	100.0%	100.0%	100.0%	99.5%	93.5%
<b>TOTAL</b>										
<i>Vacant S.F.</i>	1,626,498	2,207,102	1,630,757	1,742,333	1,538,574	1,327,519	1,502,382	1,275,205	1,433,119	1,367,026
<i>% Vacant</i>	27.6%	32.5%	24.1%	25.7%	22.8%	20.4%	21.5%	20.1%	21.5%	20.1%
<i>Occupied S.F.</i>	4,256,508	4,573,664	5,149,417	5,035,987	5,221,345	5,173,671	5,493,734	5,071,431	5,224,597	5,429,015
<i>% Occupied</i>	72.4%	67.5%	75.9%	74.3%	77.2%	79.6%	78.5%	79.9%	78.5%	79.9%

\* (Data unavailable for 7 buildings (Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)

Downtown Office Space Survey  
**OCCUPIED SPACE, 2011-20**  
(In Square Feet)

<b>CLASS</b>	<b>June 2020</b>	<b>June 2019</b>	<b>May 2018</b>	<b>May 2017</b>	<b>May 2016</b>	<b>May 2015</b>	<b>May 2014</b>	<b>May 2013</b>	<b>May 2012</b>	<b>May 2011</b>
<b>"A"</b>	1,942,158	1,773,266	2,272,989	2,149,603	2,067,354	2,027,262	2,356,022	1,799,721	1,792,400	1,886,140
<b>"A/R"</b>	466,076	520,828	494,863	466,282	458,727	487,765	487,322	473,386	459,169	482,944
<b>"B" *</b>	1,224,969	1,653,720	1,735,637	1,789,871	2,037,014	2,060,209	2,059,515	2,179,811	2,281,820	2,403,913
<b>"Non-Traditional"</b>	469,362	467,002	486,043	467,023	489,466	441,651	434,091	461,729	535,204	528,134
<b>"Medical"</b>	153,943	158,848	159,885	163,208	168,784	156,784	156,784	156,784	156,004	127,884
<b>TOTAL OCCUPIED, Competitive Space Only</b>	4,256,508	4,573,664	5,149,417	5,035,987	5,221,345	5,173,671	5,493,734	5,071,431	5,224,597	5,429,015
<b>"Non-Competitive"</b>	2,794,883	2,680,983	2,770,500	3,124,876	3,272,947	3,542,447	3,473,047	4,053,683	4,457,225	4,457,225
<b>TOTAL OCCUPIED, All Space</b>	7,051,391	7,254,647	7,919,917	8,160,863	8,494,292	8,716,118	8,966,781	9,125,114	9,681,822	9,886,240

\* (Data unavailable for 7 buildings ( Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)

(NOTES: City Place went from B to N/C in 2020; Sibley Square went from B to A/R, and Tower280 came on the market in Class A in 2019; College at Brockport out of N/C in 2019; Tower280 added office space in 2018; Jonathan Child House added back into N/T, in 2017; Xerox Tower went from Non-Competitive to Class A space category in 2014; Kodak moved two buildings from Class N/C to Class B - Building 10 in 2016, and Building 15 2018; and 250south & CJS Architectural Studio moved from N/T to N/C in 2016; 454 East Broad Street moved to the Medical Class in 2016; Jonathan Child House and North Plymouth Terrace were removed from the inventory in 2016; Medical Space category was added in 2010.)

**Downtown Office Space Survey**  
**ABSORPTION, 2011-20**  
**(In Square Feet)**

<b>ABSORPTION OVER PREVIOUS YEAR</b>	<b>June 2020</b>	<b>June 2019</b>	<b>May 2018</b>	<b>May 2017</b>	<b>May 2016</b>	<b>May 2015</b>	<b>May 2014</b>	<b>May 2013</b>	<b>May 2012</b>	<b>May 2011</b>
<b>"A"</b>	168,892	(499,723)	123,386	82,249	40,092	(328,760)	556,301	7,321	(93,740)	(59,246)
<b>"A/R"</b>	(54,752)	25,965	28,581	7,555	(29,038)	443	13,936	14,217	(23,775)	35,592
<b>"B" *</b>	(428,751)	(81,917)	(54,234)	(247,143)	(23,195)	694	(120,296)	(102,009)	(122,093)	(38,839)
<b>"Non-Traditional"</b>	2,360	(19,041)	19,020	(22,443)	47,815	7,560	(27,638)	(73,475)	7,070	(7,590)
	(4,905)	(1,037)	(3,323)	(5,576)	12,000	0	0	780	28,120	n.a.
<b>SUBTOTAL, Competitive Space Only</b>	(317,156)	(575,753)	113,430	(185,358)	47,674	(320,063)	422,303	(153,166)	(204,418)	(78,983)
<b>"Non-Competitive"</b>	113,900	(89,517)	(354,376)	(148,071)	(269,500)	69,400	(580,636)	(403,542)	0	30,420
<b>TOTAL, All Space</b>	(203,256)	(665,270)	(240,946)	(333,429)	(221,826)	(250,663)	(158,333)	(556,708)	(204,418)	(48,563)

\* (Data unavailable for 7 buildings (Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)

(NOTES: City Place went from B to N/C in 2020; Sibley Square went from B to A/R, and Tower280 came on the market in Class A in 2019; College at Brockport out of N/C in 2019; Tower280 added office space in 2018; Jonathan Child House added back into N/T, in 2017; Xerox Tower went from Non-Competitive to Class A space category in 2014; Kodak moved two buildings from Class N/C to Class B - Building 10 in 2016, and Building 15 2018; and 250south & CJS Architectural Studio moved from N/T to N/C in 2016; 454 East Broad Street moved to the Medical Class in 2016; Jonathan Child House and North Plymouth Terrace were removed from the inventory in 2016; Medical Space category was added in 2010.)

Downtown Office Space Survey  
**VACANCY BY DOWNTOWN NEIGHBORHOOD, June 2020**  
(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 2019</i>	<i>Square Feet</i>	<i>Percent Vacant</i>	<i>Change Since May 2019</i>
Alex Park	649,048	3.4%	+1.1%	649,048	3.4%	+1.1%
Cascade District	331,887	8.9%	-2.4%	453,207	6.5%	-1.9%
East End/Upper East End	553,191	11.6%	+0.8%	685,491	9.3%	+0.5%
Four Corners *	1,219,488	34.6%	+12.6%	2,434,193	17.3%	+4.9%
High Falls	847,793	58.4%	+2.8%	1,504,510	32.9%	+1.3%
Midtown District	858,722	36.3%	-4.4%	918,332	33.4%	-4.1%
Manhattan Square	297,975	28.8%	-5.8%	467,975	18.4%	-4.2%
St. Joseph's Park	4,000	0.0%	-12.8%	4,000	0.0%	-5.8%
St. Paul Quarter	167,272	24.8%	+1.9%	298,272	13.9%	+1.1%
Washington Square	951,630	16.3%	-37.7%	1,251,071	12.4%	-32.3%

\* (Data unavailable for seven buildings (Harro East, HF Business Center, Jonathan Child House, Talman, Triangle, University Place, Wilder); none are included in the 2020 survey.)



**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
1. <b>3 City Center</b> 180 South Clinton Avenue (7, blt: 1987, ren: 2017)	197,059	28,100	0	\$18.50	Modified gross with operating expense-based years, net of electric.	Washington Square Garage.	Peter Landers Landers Management 738-1171
2. <b>6 Atlas Street Building</b> 6 Atlas Street (2+b, blt: 1940)	3,000	1,500	1,500	\$10.00	Negotiable.	East End Garage and nearby surface lots.	Mike Donatelli Center City Properties LLC 281-2999
3. <b>12 Aqueduct Street Building</b> 12 Aqueduct Street (3, blt:1930)	10,400	2,500	0	\$12.00	Gross lease; includes two parking spaces per floor.	Secured parking lot with 39 spaces.	Tim Seibold Farkel Realty LLC 546-4990
4. <b>17 Pitkin Street</b> 17 Pitkin Street (2, blt: 1930, ren: 2014)	17,000	36,000	22,800	Negotiable	Negotiable.	123 parking spaces in adjacent lot on site.	James Buckley Endeavor Real Estate Group 727-5313
5. <b>37 S. Washington St. Building</b> 37 S. Washington Street (3, blt: 1952, ren: 1999)	9,090	3,767	N/A	Negotiable	Taxes, insurance,CAM, electric, heat, A/C.	8 spaces included, adjacent surface lot.	Diane O'Hara Mendick WJM Properties 381-2620
6. <b>40 Franklin Street Building</b> 40 Franklin Street (5, blt: 1927))	35,336	Varies	19,100	\$14.00	Negotiable. 14,280 SF is designated as StartUp NY space.	Adjacent surface lot - 110 spaces	Marilyn Schleyer Rochester Institute of Technology 475-2426

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
7. <b>41 Chestnut Street Building</b> 41 Chestnut Street (4, blt: 1930, ren: 1978)	15,000	3,750	2,000	\$12.00	Negotiable.	East End Garage, nearby surface lots.	Mike Donatelli Center City Properties LLC 281-2999
8. <b>44 Exchange Street Building</b> 44 Exchange Street (5+b, blt: 1964, ren: 1984)	20,000	9,000	0	\$12.00	Negotiable.	Adjacent 80-space surface lot, spaces are negotiable. Also parking in nearby lot and Civic Center Garage.	Todd Clicquennoi Metro Falls Real Estate Srvices, Inc. 546-6190 x11
9. <b>61 Commercial Street</b> 61 Commercial Street (2, blt: 1888-90, ren: 2010)	42,262	21,131	0	N/A	N/A	Across the street in the High Falls Garage, spaces available on a monthly and daily basis.	Karlis Silins The Cabot Group 381-1500
10. <b>70 Cascade Drive Building</b> 70 Cascade Drive (2, blt: 1910)	5,700	2,350	0	\$8.00 - 10.00	N/A	Has own driveway with additional surface lot and on-street parking.	Andy Olenick Fotowerks, Ltd. 454-4743
11. <b>88 Elm</b> 88-94 Elm Street (11, blt: 1920, ren: 2018)	8,400	6,940	4,600	N/A	N/A	Midtown Garage.	Pete Gillett Regulus Brokerage LLC 629-0644
12. <b>100 Liberty Pole</b> 100 Liberty Pole Way (3; blt: 1920, ren: 1980 & 2016)	4,000	4,000	0	N/A	N/A	Adjacent parking lot.	Mark Updegraff Updegraff Group 764-0540

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
13. <b>150 State Street Building</b> 150 State Street (4, blt: 1968)	76,000	19,000	8,158	\$16.65	Plus electric	225 space covered lot on-site, Crossroads Garage.	Courtney Janto Buckingham Properties 295-9500
14. <b>192 Mill Street Building</b> 192 Mill Street (6, blt: 1880)	45,000	7,500	24,000	N/A	N/A	East End Garage	Karlis Silins The Cabot Group 381-1500
15. <b>194 Mill Street Building</b> 194 Mill Street (2, blt: 1920, ren: on-going)	8,000	N/A	8,000	N/A	N/A	Six spaces included on surface lot. High Falls garage nearby. 4100 sq. feet could be shared or subdivided.	Karlis Silins The Cabot Group 381-1500
16. <b>200 East Main Street</b> 200 East Main Street (4: blt: 1940, ren: 2018)	57,775	N/A	N/A	N/A	N/A	South Avenue and St. Joseph's Garages.	Chris Hill I. Gordon Corporation 546-8111 x6
17. <b>208 Mill Street</b> 208 Mill Street (4, blt: 1834, ren: 2009)	2,000	2,730	0	\$12.00	Janitorial, CAM & utilities. Lower real estate taxes for 10+ years.	Adjacent parking lots and High Falls Garage.	James Buckley Endeavor Real Estate Group 727-5313
18. <b>234 Mill Street</b> 234 Mill Street (3, blt: 1880, ren: 1990)	1,000	1,000	0	\$13.80	Includes heat and electric, plus one adjacent parking space.	One dedicated space in adjacent surface lot, plus one guest space shared with owner.	Kathryn D'Amanda Millrace Design 880-2468

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
19. <b>298 State Street Building</b> 298 State Street (4+b, blt: 1910, ren: on-going)	21,000	3,136	3,000	\$9.00 - 16.50	CAM, gas, water. Pro-rata share of increase above base year.	Building owner controls 127 adjacent surface parking spaces in addition to those available in the High Falls garage.	John August LLD Enterprises 305-1909
20. <b>300 State Street Building</b> 300 State Street (7+b, blt: 1893, ren: 2002)	81,265	12,500	7,750	\$12.00 - 17.00	CAM, gas, water. Pro-rata share of increase above base year. By October 2016, only 5,000 remaining for lease.	Building owner controls 127 adjacent surface parking spaces in addition to those available in the High Falls garage.	John August LLD Enterprises 305-1909
21. <b>454 East Broad Street</b> 454 E. Broad Street (1, blt: 1965)	12,000	12,000	0	N/A	N/A	Onsite parking, adjacent parking lots.	Laurie Marino Benderson Develop. Co. 454-3280
22. <b>Alex Park/214 Alexander</b> 214 Alexander Street (2, blt: 2010)	18,492	9,246	4,905	N/A	N/A	Adjacent parking garage and lot.	Courtney Janto Buckingham Properties 295-9500
23. <b>Alex Park/220 Alexander</b> 220 Alexander Street (5, blt: 1969)	124,614	17,800	0	N/A	N/A	Adjacent parking garage.	Courtney Janto Buckingham Properties 295-9500
24. <b>Alex Park/222 Alexander</b> 222 Alexander Street (5, blt: 1992)	64,292	12,850	5,031	\$8.00	Triple net. Health care & medical office building.	Adjacent parking garage and lot.	Courtney Janto Buckingham Properties 295-9500

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
25. <b>Alex Park/250 Alexander</b> 250 Alexander Street (4, blt: 2019)	18,600	18,600	0	N/A	N/A	Adjacent parking lot.	Diana Williams Buckingham Properties 295-9500
26. <b>Alex Park/350 Monroe Ave.</b> 350 Monroe Avenue (3, blt: 2010)	66,562	22,187	0	N/A	N/A	Adjacent parking garage.	Courtney Janto Buckingham Properties 295-9500
27. <b>Appellate Court Building</b> 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 County.	Underground parking, East End Garage, area surface lots.	Jerry Watkins Riedman Companies 232-2600 x119
28. <b>Bridge Square</b> 242 West Main Street (4; blt: 1900, ren: 2013 )	26,000	650	0	\$15.00	Triple net.	70-80 fenced and secure parking spaces and an additional 24 private spaces underground	Lindsay Spoleta Transform Commercial Brokerage 943-2759
29. <b>Buckingham Commons</b> 85 Allen Street (7, blt: 1896, ren: 2006)	35,069	5,010	0	\$16.00 - 18.50	N/A	Adjacent side lot, nearby surface lots.	Diana Williams Buckingham Properties 295-9500
30. <b>Building 10, Kodak Office</b> 343 State Street (9, blt: 1915)	280,000	28,343	200,923	\$8.00	Triple net; escalators of 2% annually.	1,223 parking spaces in adjacent lots plus High Falls Garage	Joe Rowley SVN/Realty Performance Advisors, Inc. 820-3153

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
31. <b>Building 15, Kodak Office</b> 75 Brown Street (9, blt: 1915)	314,376	N/A	250,000	\$8.00	Triple net; escalators of 2% annually.	Adjacent parking lots and High Falls Garage.	Joe Rowley SVN/Realty Performance Advisors, Inc. 820-3153
32. <b>Cascade Center</b> 72 Cascade Dr./25 N. Washington St. (5, N/A)	93,000	6000 - 13500	13,500	\$8.00 - 13.95	A/C, parking, very unique space. Includes CAM, janitorial. Utilities extra. Tax escalator.	Free in adjacent lot, if available. At grade access	Jim Loftus Cascade Associates, LLC 766-5619
33. <b>Cascade Commons</b> 11 Centre Park (3, blt: 1904, ren: early 1970's)	32,400	N/A	3,236	Negotiable	CAM, parking, taxes, insurance.	Adjacent lots and on-street parking.	Diana Williams Buckingham Properties 295-9500
34. <b>Centers at High Falls</b> 60 Browns Race (3; blt: 1920, ren: 1990's & 2015)	8,750	N/A	1,200	\$12.00 - 15.00	CAM	Adjacent lots and High Falls Garage.	Todd Clicquennoi Metro Falls Real Estate Services, Inc. 546-6190 x11
35. <b>Chapin Building</b> 205 St. Paul Street (5, blt: 1890, ren: 1989)	40,200	12,000 gross, 10,000 leasable	0	N/A	N/A	Private lot.	Theresa Vigioni FJR Associates 232-4408 x1
36. <b>Chestnut Grove</b> 150 Chestnut Street (1, blt: 1950, ren: 1998)	21,000	18,265	0	N/A	Long-term lease with the University of Rochester	Includes 140 parking spaces in adjacent surface lot.	Tom Latta Buckingham Properties 295-9500

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
37. <b>Clinton Square</b> 75 South Clinton Avenue (14, blt: 1990)	305,371	24,100	59,360	\$21.00	CAM, janitorial, taxes, security, utilities. Annual adjustment in pro-rata operating expenses and taxes.	400-space underground garage, and South Avenue Garage.	Jeff Leenhouts Home Leasing 727-0632
38. <b>Columbus Building</b> 50 Chestnut Street (12+b, blt: 1929, ren: 2016-17)	11,800	10,300	6,500	\$10.00	Triple net.	Surface lot next to building. East End Garage.	Pete Gillett Flaum Management Co., Inc. 629-0644
39. <b>Court-Exchange Building</b> 144 Exchange Street (6+b, blt: 1882, ren: 1984)	43,000	7,000	7,170	\$15.00 - 18.00	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 Fustanio McCarthy Richardsen Properties 748-9200
40. <b>Crossroads Building</b> 2 State Street (15+b, blt: 1969)	177,700	12,700	124,390	\$12.50	Plus \$1.50 electric, \$1.00 janitorial. Four high-speed elevators, A/C, guard service. Brand new lobby. Food service.	Crossroads and sister Cities Garages.	Alan Sanford Hahn Automotive 202-2959
41. <b>Ellwanger &amp; Barry Building</b> 39 State Street (8+b, blt: 1888, ren: 1985)	0	10,000	0		NEW OWNER NOT ACTIVELY LEASING AS THEY EXPLORE REDEVELOPMENT OPTIONS.	Sister Cities Garage. Parking also at 150 State St, and on other nearby surface lots.	Sean Donohoe The DDS Companies 370-7484

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
42. <b>Executive Building</b> 36 W. Main Street (9+b, blt: 1890, ren: on-going)	N/A	N/A	N/A	N/A	Redevelopment of building by out-of-town owner being planned	Sister Cities Garage (attached), Civic Center Garage.	Milos Vojvodic Itus Properties, LLC (917) 596-5952
43. <b>Farash Place</b> 255 East Avenue (4, blt: 1987)	152,000	42,000	6,169	\$14.75	Includes CAM, insurance, heat, A/C, security, parking in ramp garage. Tenant pays electric & janitorial. Escalators on taxes and maintenance over base year. Cafeteria in building.	700-car attached private ramp garage.	Dan Saperstone The Cabot Group 381-1500
44. <b>First Federal Plaza</b> 28 E. Main Street (21, blt: 1977)	268,000	11,500	N/A	N/A	N/A	Private underground garage, Crossroads Garage.	Chris Hill I. Gordon Corporation 546-8111 x6
45. <b>Fitch Building</b> 364 East Avenue (3,r en: on-going)	12,000	6,003	700	\$10.00	Triple net.	80 parking spaces in two surface lots, one on-site, and the second in close proximity.	Pete Gillett Flaum Management Co., Inc. 629-0644
46. <b>Five Star Bank Plaza</b> 100 Chestnut Street (21, blt: 1971, ren: 1984-99)	285,975	16,800	85,952	Negotiable	Gross lease with escalators on base year.	Underground parking garage. Surface lot parking for employees. East End Garage, and nearby surface lots.	Laurie Marino Benderson Development Co. 454-3280



**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
47. <b>Gorsline Building</b> 4 Commercial Street (7, blt: 1900)	36,540	5000 - 7,000	0	\$15.00	Triple net.	100 spaces on-site as well as parking in High Falls Garage and nearby surface lots.	Todd Clicquennoi Metro Falls Real Estate Services, Inc. 546-6190 x11
48. <b>Harro East Building</b> 400 Andrews Street (7, blt: 1932, ren: 1984)	62,500	10,000	n.a.	\$16.00	CAM, heat, security, athletic club membership, dining facility, exhibit & theater space, conference & meeting rooms. Escalators on expenses & base rent.	Included, 4 adjacent surface lots.	Mike Palumbo Flaum Management Co., Inc. 546-4866
49. <b>High Falls Business Center</b> (Formerly Upper Falls Building) 250 Mill Street (5+b, blt: 1840, ren: 1985-1990)	15,000	3,000	N/A	\$425 and up per suite. Larger spaces are priced per deal.	Fully gross. Executive suites/office arrangement. Includes taxes, furniture, utilities, CAM, janitorial, insurance, and on-site office support services. Four offices available.	One parking space included per unit. Adjacent and nearby parking lots.	Hannah Kerns Webster Properties 465-5000
50. <b>Hiram Sibley</b> 355-365 East Avenue (4; blt: 1935)	7,000	1,750	2,000	\$10.00	Triple net.	Adjacent parking lot.	Pete Gillett Flaum Management Co., Inc. 629-0644
51. <b>Hive @ 116</b> 116 St. Paul Street (3, blt: 1920, ren: 2006)	1,000	3,959	0	Negotiable	N/A	Nearby surface lots.	Randy Morgenstern Hive Properties 738-9851

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
52. <b>Hive @ 155</b> 155 St. Paul Street (5-9, blt: 1900 & 1920; ren: 2016)	2,900	N/A	1,800	Negotiable	N/A	Nearby surface lots.	Courtney Janto Buckingham Properties 295-9500
53. <b>Hive Andrews</b> 214 Andrews Street (5, blt: 1910, ren: 1990's)	3,350	3,024	3,350	Negotiable	N/A	Nearby surface lots.	Courtney Janto Buckingham Properties 295-9500
54. <b>Irving Place</b> 30 West Broad Street (5 + LL, blt: 1856, ren: 1987)	20,000	N/A	10,000	Negotiable	Gross lease. Includes common kitchen, flex workspace, and gym.	Nearby garages and surface lots.	Joel Barrett 30 West Broad Street LLC 305-4488
55. <b>Jonathan Child House</b> 35 S. Washington Street (3, blt: 1842, ren: 1990)	8,200	N/A	N/A	\$10.00	Modified gross.	Adjacent parking lot.	Diane O'Hara Mendick WJM Properties 381-2620
56. <b>Knowlton Building</b> 69 Cascade Drive (5+b, ren: 2000)	48,000	20,000	0	\$15.00	CAM, janitorial. Tenants pay utilities. Very unique renovated space.	Free in adjacent lots behind and near building.	Jim Loftus Knowlton Associates, LLC 766-5619
57. <b>Legacy Tower</b> One Bausch & Lomb Place (20, blt: 1995)	343,700	20,400	13,384	\$22.75	Increases above base year for operating expenses & taxes. Wintergarden, cafeteria, private dining rooms, fitness center.	Court Street Garage.	Adam Borrell Buckingham Properties 295-9500

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
58. <b>Liberty Plaza</b> 31 E. Main Street (5, blt: 1800, ren: 2000)	31,000	7,000	7,500	\$10.00 - 11.00	Utilities included, and parking if available.	Crossroads Garage, area surface lots.	Mort Segelin Philippone Associates 454-6229
59. <b>Medical Arts Building</b> 277 Alexander Street (10, blt: 1930, ren: 2002)	19,656	8,039	400	\$12.00	Negotiable	On-site parking lot.	Dan Saperstone The Cabot Group 381-1500
60. <b>Medical Offices at Alex Park Professional Center</b> 214 Alexander Street (2, blt: 2010)	20,000	10,000	4,905	\$18.50	Triple net, parking included.	Adjacent parking.	Courtney Janto Buckingham Properties 295-9500
61. <b>The Metropolitan</b> 1 South Clinton Avenue (27, blt: 1973, ren: 2016)	219,685	13,700	1,100	\$20.00	Taxes & operating expense. Escalators annually on taxes and operating expenses. Submetered electric. Plus electric.	South Avenue Garage.	Kurt Sertl Gallina Development Corp. 654-6650
62. <b>Michael A. Telesca Center For Justice</b> One West Main Street (10, blt: 1966)	76,559	7,860	0	\$12.00	Most of the building is under long term lease with the Monroe County Bar Association and a group of legal service agencies.	Civic Center, Crossroads and Sister Cities Garages. Nearby surface lots.	Eli Futerman Hahn Automotive 235-1595
63. <b>Michaels/Stern Building</b> 87 N. Clinton Avenue (7, blt: 1910, ren: 2002)	67,352	17,500	22,861	N/A	Taxes, insurance, CAM, parking (gross); some tenants have base year.	Guaranteed parking available, plus public parking in St. Joseph's Garage and area surface lots.	Diana Williams Buckingham Properties 295-9500

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
64. <b>Miller Center</b> (Formerly Eastman Place) 387 E. Main Street (5, blt: 1988)	48,465	8,400	0	N/A	Triple net.	East End Garage, nearby surface lots.	Kurt Ziemendorf Landsman Real Estate Services 427-7570
65. <b>Monroe Square</b> 259 Monroe Avenue (3 + lower level, blt: 1963)	146,155	N/A	0	N/A	Gross plus utilities and janitorial.	Adjacent parking lot.	Adam Borrell Buckingham Properties 287-5861
66. <b>Novamac Building</b> 73 State Street (4, blt: 1986)	10,000	3,000	0	N/A	Heat, electric, A/C, taxes, insurance, CPI increases., janitorial. Escalators on taxes and utilities.	Nearby surface lots. Close to Sister Cities and Crossroads Garages.	Bill McDonnell, Jr. Novamac 978-1600
67. <b>Offices at Alex Park Professional Center</b> 330-350 Monroe Avenue (5, blt: 1993)	80,000	33,333	1,606	N/A	Triple net, parking included. Health care & medical office building.	Adjacent parking garage and lot.	Courtney Janto Buckingham Properties 295-9500
68. <b>One East Avenue Building</b> 1 East Avenue (11+b, blt: 1962, ren: 1985)	78,852	5,700	59,000	\$16.00	Taxes, operating expenses and utilities, plus janitorial; annual escalators on operating expenses, property taxes, and utilities.	St. Joseph's and East End Garages. Nearby surface lots.	Kurt Sertl Gallina Development Corp. 654-6650
69. <b>One Forty Main West</b> 140 West Main Street (4+b, blt: 1870, ren: 1987)	38,570	8,900	11,600	\$13.50	Includes heat, janitorial & on- site parking. Escalators on taxes, utilities and insurance, pro-rated annually.	On-site 150-car parking lot.	Mercedes Brien Mission Commercial Realty 348-9170

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
70. <b>Parry Building</b> 224 Mill Street (4, blt: 1880, ren. ongoing)	9,600	4,100	0	\$11.00 - 16.00	CAM and garbage, escalators include water.	Some spaces available on- site. Additional parking at High Falls Garage and adjacent surface lots.	Peter Freund Parry Building LLC 721-6846
71. <b>Powers Building</b> 16 W. Main Street (10+b, blt: 1865, ren: 1990)	140,203	17,000	36,991	\$12.50 - 16.50	CAM, janitorial, taxes, HVAC, security, insurance, high quality workletter.	Attached 1,000+ space parking garage. Nearby surface lots and Crossroads Garage.	Mark Stevens S.B.. Ashley & Assoc. Venture Co., LLC 454-4840
72. <b>Reynolds Arcade</b> 16 East Main Street (10+b, blt: 1930, ren: on-going)	80,000	5,000- 10,000	N/A	N/A	N/A	Crossroads and Sisters Cities Garages. Nearby surface lots.	Chris Hill I. Gordon Corporation 546-8111 x6
73. <b>Richard E. Wilson Building</b> 109 South Union Street (4, blt: 1975)	36,677	14,170	5,295	\$16.00	Full service.	Parking inside building and in adjacent lot.	Scott Burdett Flaum Management Company, Inc. 546-4866
74. <b>Riedman Tower</b> 45 East Avenue (8+b, blt: 1983)	64,038	7,200- 10,600	9,407	Negotiable	Full service with escalators over base year.	East End Garage, and nearby surface lots.	Jerry Watkins Riedman Companies 232-2600 x119
75. <b>Rochester Club Centre</b> 120 East Avenue (4, blt: 1870, ren: 1989)	32,488	9,000	0	\$8.00 - 12.00	Triple net.	East End Parking Garage adjacent to building.	Pete Gillett Regulus Brokerage LLC 629-0644

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
76. <b>Seneca Building</b> 20 South Clinton Avenue (3, blt: 2012)	160,000	36,000	32,000	\$20.00	Taxes and operating expenses. Annual escalators on taxes and operating expenses, plus janitorial and submetered electric.	Allocated 176 spaces in underground Midtown Garage by City of Rochester.	Kurt Sertl Gallina Development Corp. 654-6650
77. <b>Sibley Square</b> 260 East Main Street (12+b, blt: 1930, ren: 2016)	200,000	40,000	170,000	\$18.00	Modified gross, tenant pays utilities, parking and janitorial.	Attached St. Joseph's Garage, Mortimer Garage, and nearby surface lots.	Ken Greene WinnCompanies 747-6000
78. <b>Talman Building</b> 25 E. Main Street (5, blt: 1825, ren: 1997)	20,000	N/A	N/A	\$12.00 - 15.00	Utilities, taxes, CAM, A/C, with escalators on taxes and utilities.	Crossroads, Sister Cities & Civic Center Garages. Nearby surface lots.	Hannah Kern Webster Properties 465-5000
79. <b>Temple Building</b> 14 Franklin Street (14+b, blt: 1925, ren: on-going)	12,750	10,000	3,000	\$13.00	Gross lease, plus metered electric.	St. Joseph's and East End Garages, plus nearby surface lots.	Angela Tippa Costanza Enterprises, Inc. 232-3600 x106
80. <b>Times Square Building</b> 45 Exchange Street (12, blt: 1930)	95,000	8,000	11,500	\$10.00 - 12.50	CAM, security, insurance, heat, A/C. In-suite electric & janitorial. High speed internet access paid by tenant, fiber provided. Escalators on taxes and maintenance over base year.	Civic Center Garage, nearby surface lots.	Rich Calabrese, Jr. Times Square Associates 232-6560

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
81. <b>Tower280</b> 280 Broad Street (17, blt: 1962, ren: 2016)	98,674	N/A	13,128	Negotiable	CAM, insurance, taxes, and HVAC with escalators.	Midtown Garage.	Courtney Janto Buckingham Properties 295-9500
82. <b>Triangle Building</b> 335 East Main Street (5+b, ren: 1988)	29,000	6,800	N/A	\$14.00	Taxes, electric, A/C, heat. Escalators on taxes and utilities. LONG-TERM LEASE WITH NYS.	St. Joseph's and East End Garages, nearby surface lots.	Michael Palumbo Flaum Management Company, Inc. 546-4866
83. <b>Union Trust Building</b> 19 West Main Street (10+b, blt: 1800, ren: on-going)	68,126	6,200	55,182	\$10.00	Rent plus \$1.50 electric, \$1.00 janitorial. Taxes, CAM, heat, security, insurance, A/C. Escalators on taxes and utilities.	Civic Center, Crossroads and Sister Cities Garages. Nearby surface lots.	Alan Sanford & Michelle Verhay Crossroads Building 202-2959
84. <b>University Place</b> 316-328 E. Main Street (5, N/A)	18,000	14,800	N/A	\$12.00	Includes all but electric, water & janitorial.	East End Garage, nearby surface lots.	Tamra Bald Barrington Residential 546-2240
85. <b>Valley Building</b> 339 East Avenue (4, blt: 1930, ren: on-going)	60,000	23,645	10,000	\$10.00 - 13.00	Triple net.	Adjacent parking garage.	Pete Gillett Flaum Management 629-0644
86. <b>Washington Building</b> 1 S. Washington Street (5 + b, blt: 1898)	53,148	11,000	1,253	\$13.50 - 15.50	Taxes, CAM, insurance, HVAC.	Area surface lot adjacent to building, and across Broad Street	Adam Borrell Buckingham Properties 295-9500

**INDIVIDUAL BUILDING INFORMATION**  
**Competitive Office Space**  
**JUNE 2020**

<b>BUILDING NAME/ADDRESS NUMBER OF FLOORS/ YEAR BUILT/ RENOVATED</b>	<b>NET LEASABLE S.F.</b>	<b>AVG. FLOOR SIZE</b>	<b>VACANT S.F.</b>	<b>ASKING RENT</b>	<b>INCLUSIONS/ ESCALATORS</b>	<b>PARKING</b>	<b>CONTACT</b>
87. <b>Water Street Commons</b> 189 North Water Street (2, blt: 1892, ren: 1986)	41,000	15,000	13,502	Negotiable	Taxes, insurance, CAM, parking.	Tenant parking in adjacent garages.	Diana Williams Buckingham Properties 295-9500
88. <b>Wegman Building</b> 78-80 West Main Street (4+b, blt: 1890, ren: 1984)	33,000	5,500- 11,000	0	N/A	N/A	Sister Cities Garage, nearby surface lots.	Bernie Iacovangelo Faber Real Estate Services, Inc. 889-4840 x109
89. <b>Wilder Building</b> 1 East Main Street (11+b, blt: 1896)	55,000	5,000	N/A	\$9.00	Taxes, CAM, heat. Escalators on taxes.	Crossroads, Sister Cities and Civic Center Garages. Nearby surface lots.	David Stern Wilder 4 Corners Associates, Inc. 454-1410
90. <b>Xerox Tower</b> 1 Xerox Square (30, blt: 1968)	105,500	26,667	82,100	\$20.00	Plus electric and janitorial; 1% annual escalator.	Underground garage.	Kurt Sertl Gallina Development Corp. 654-6650



# 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 each year. The *2020 Survey* contains the most accurate figures on a building-by-building basis for June 2020 and summary data for all prior survey years.

## ***Building Classifications***

Both competitive and non-competitive space is tracked in the *Survey*, which includes 122 downtown office buildings in 2020 (the total number of buildings varies by year).

In the June 2020 report, the classifications for downtown’s “competitive” buildings are a blend of six categories. Two of these utilize BOMA International’s office space rating categories (A and B), and four have been developed over the years by RDDC to more accurately reflect market conditions in downtown Rochester (A/R, Non-Traditional, Medical, Non-Competitive). The Non-Traditional category was added in 2003, and the Medical category in 2010.

In all cases, the classifications reflect the competitive ability of each building to attract similar types of tenants. A combination of factors is used as a relative measure, 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.
- **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. Outside the conventional office market, these buildings tend to attract mixed-use development (e.g., office/loft housing), as well as “creative class” tenancy.
- **MEDICAL (“M”)** – Spaces structured to accommodate medical offices, lab spaces, and medical testing facilities.
- **NON-COMPETITIVE (“N/C”)** – Buildings or spaces within buildings where the owner is the sole occupant.

### ***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 2020 Survey reflects any corrections in summary data retroactively for the reporting years 2011 through 2019, and previous reports should be discarded. The tables in the 2020 report provide data that permit accurate comparisons over this ten-year period.***