



RETAIL FOR LEASE

2,503, 2,525, & 4,316 SF Available

280 E. Broad St, Rochester, NY 14604

Tower280 is a Class A mixed-use property surrounded by restaurants, retail, offices, museums, and sports venues, all within walking distance. The building resides within The Grove, a popular retail/entertainment destination and home to Branca Midtown, Patron Saint, Unwine'd, Dice Versa, 260 Wine + Spirits and The Lucky Flea Market drawing in large crowds every Sunday. With 204 luxury apartments on-site and over 183,000 daytime employees within 3 miles, the location provides an excellent built-in consumer base.

PROPERTY

highlights

- ✓ Direct Elevator Access to Midtown Garage
- ✓ Floor-to-Ceiling Windows
- ✓ On-site Restaurants & Events at The Grove
- ✓ Storefronts overlooking Parcel 5
- ✓ Customizable Spaces to Suit Your Needs
- ✓ 24/7 Security in Lobby & Parking Garage
- ✓ Promotion on The Grove's Website & Social Media



★
2,503 SF

★
2,525 SF

PRIME RETAIL OVERLOOKING PARCEL 5



★
4,316 SF

MODERN INTERIOR OFFICE/RETAIL



**BUCKINGHAM
PROPERTIES**



JARED PETRICHICK

Leasing & Tenant Relations

(585) 471-5839 | jpetrichick@buckprop.com



ICONIC CLOCK OF NATIONS ON
DISPLAY IN THE LOBBY



IDEALLY LOCATED AT
THE GROVE



1,600 SPOT PARKING GARAGE W/
ELEVATOR ACCESS TO LOBBY



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OFFICE FOR LEASE

6,248 SF Available

**280 East Broad Street,
Rochester, NY 14604**

Located within The Grove, Tower280 offers premier Class A space with ground-floor retail, modern office suites, and luxury residences. Enjoy direct elevator access from Midtown Garage, onsite dining and shopping, and walkable proximity to retail, museums, and downtown events. This suite boasts an open layout with floor-to-ceiling windows, a spacious conference room, 7 perimeter offices, and a stylish lounge/kitchenette—perfect for team gatherings.

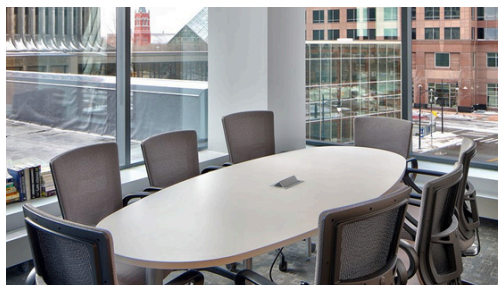
PROPERTY

highlights

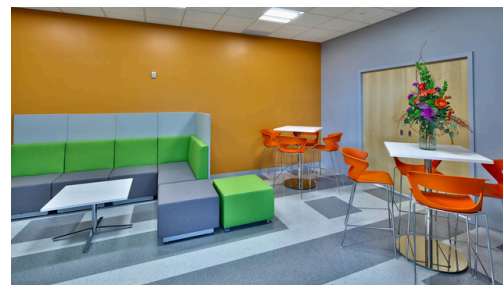
- ✓ Direct Elevator Access to Parking Garage
- ✓ 24/7 Lobby Security
- ✓ Onsite Restaurants & Retail at The Grove
- ✓ Home to the Iconic Clock of Nations
- ✓ Walking Distance from Parcel 5, MLK Jr. Park, museums, restaurants, events and more.



OPEN FLOORPLAN



LARGE CONFERENCE ROOM



LOUNGE/KITCHENETTE SPACE



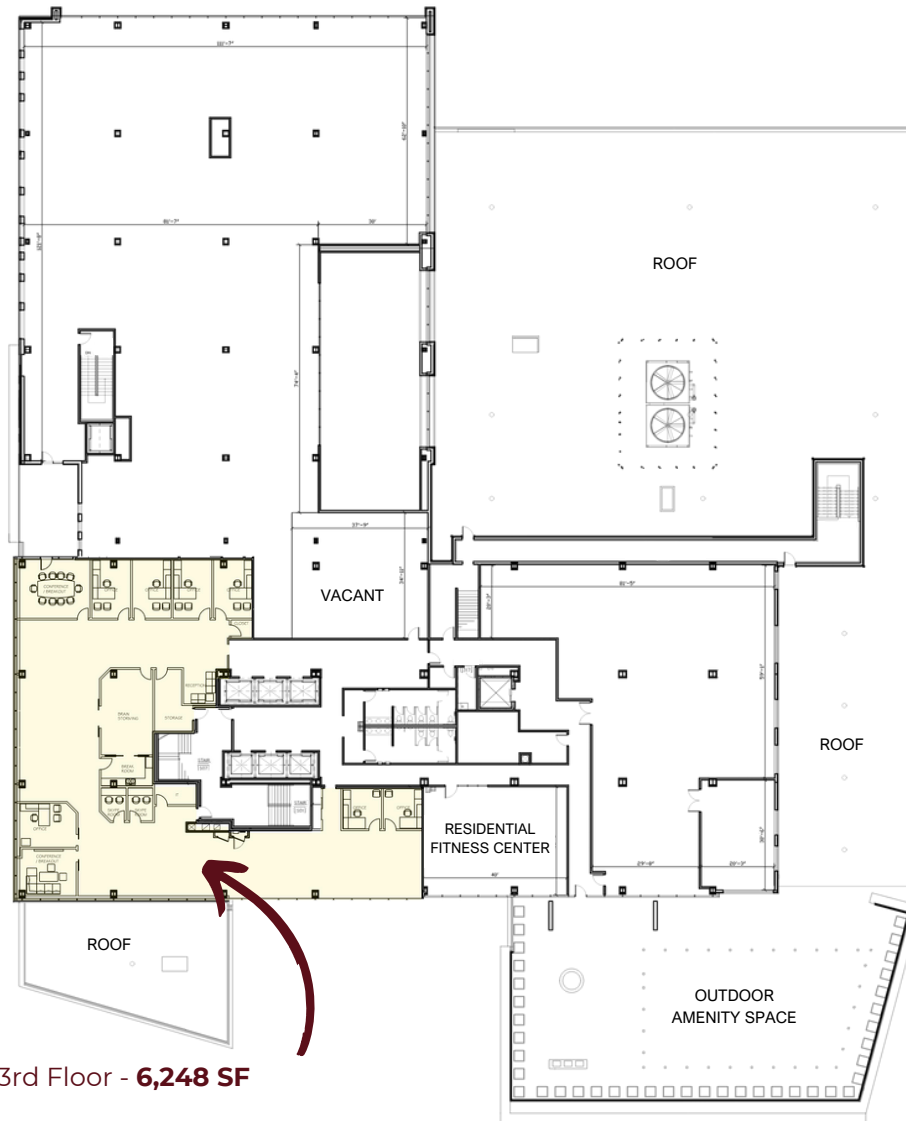
**BUCKINGHAM
PROPERTIES**



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ON-SITE PARKING GARAGE WITH
DIRECT ELEVATOR ACCESS



HOME TO ROCHESTER LANDMARK:
THE CLOCK OF NATIONS



24/7 SECURITY IN LOBBY



**BUCKINGHAM
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OFFICE FOR LEASE

10,514 SF Available

**280 East Broad Street,
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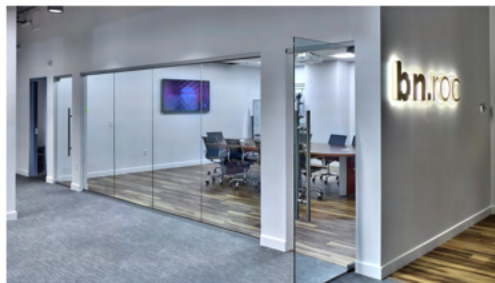
PROPERTY

highlights

- ✓ Direct Elevator Access to Parking Garage
- ✓ 24/7 Lobby Security
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OPEN FLOORPLAN



LARGE CONFERENCE ROOM



LOUNGE/KITCHENETTE SPACE



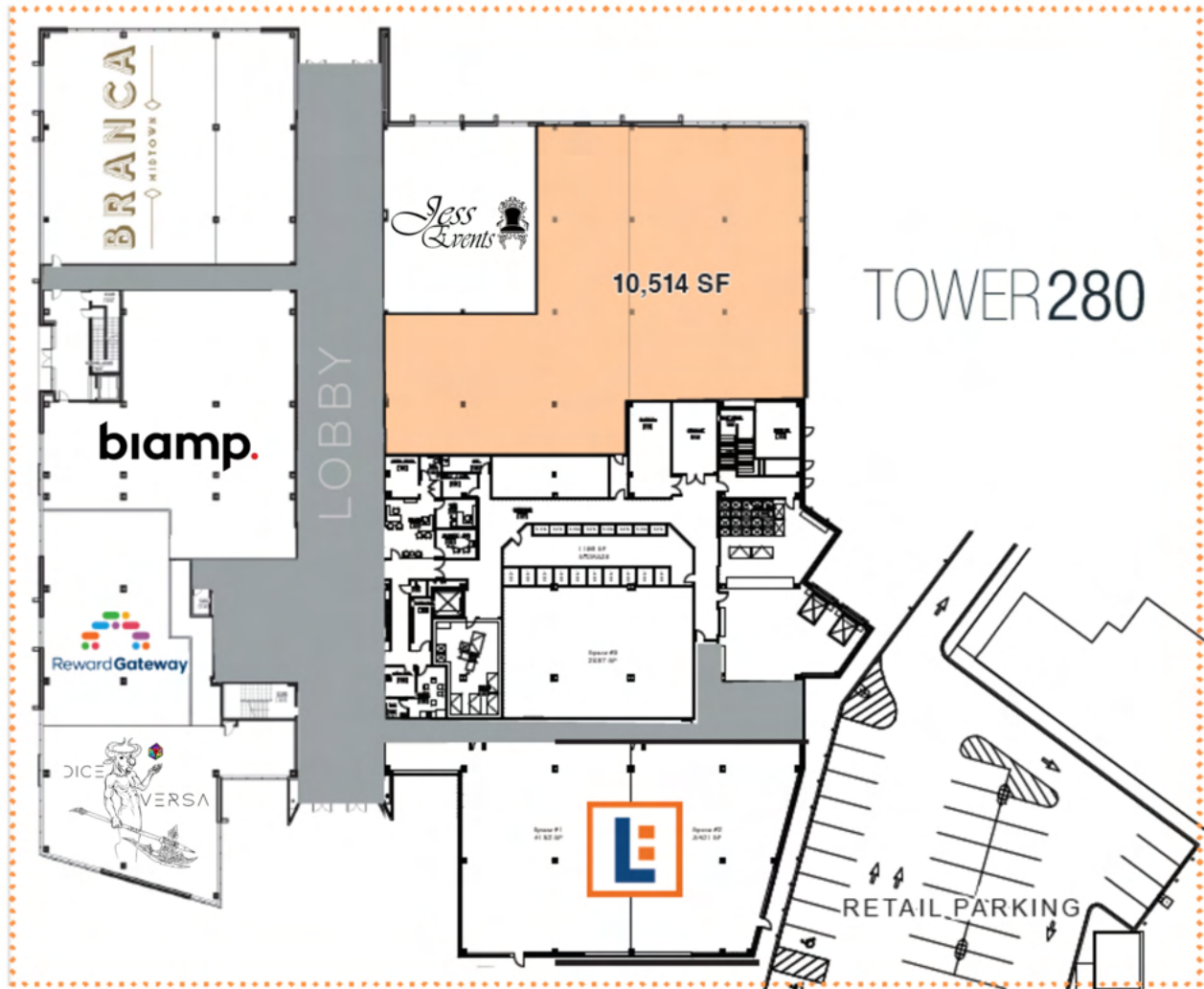
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