



Now Leasing

THE LOFTS AT MICHAELS-STERN

This property offers studio, one-bedroom, and two-bedroom apartment options with stunningly high ceilings, open floorplans, city views, and industrial charm with exposed brick and beams. Garage parking and resident lounge all onsite. Located in Downtown Rochester, steps away from local dining, entertainment, and downtown favorites such as Mercantile on Main, Tapas 177, Fifth Frame Brewing Co, Pane Vino, Starbucks, Drifters, Bar Bantam, and more.

Location:

87 N Clinton Ave, Rochester, NY 14604



**BUCKINGHAM
PROPERTIES**



(585) 295-9500



www.buckprop.com

KAMILAH CURTIS

Leasing & Tenant Relations

Licensed Real Estate Salesperson

(585) 287-5868 | kcurtis@buckprop.com



PROPERTY FEATURES



Studio, 1 or 2
Bedrooms



1 Bathroom



Exposed Brick
& Beams

Cost Break Down

THE LOFTS AT MICHAELS-STERN

APPLICATION FEE: \$20

SECURITY DEPOSIT: One Month Rent

UTILITY FEES

Heat: \$25/month

Trash: \$15/month

Water: Conservice, billed monthly

Electric: RGE, billed monthly

ADDITIONAL AMENITY FEES

Additional Parking Spot: \$80/month
(per vehicle)


Storage: \$50/month

PET FEES

Monthly Pet Fee: \$40/month/pet

Pet Fee (non-refundable): \$350



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MICHAELS-STERN BUILDING 18,624 SF Available

**87 North Clinton,
Rochester, NY 14604**

Located in a renovated mixed-use building in the heart of downtown Rochester, this office suite offers a professional setting with several private offices, a reception area, and spacious conference rooms. Just steps from downtown offices, the St. Paul Quarter, High Falls, East End, Frontier Field, and the War Memorial, the property also provides easy expressway access and on-site garage parking for ultimate convenience.

PROPERTY

highlights

- ✓ On-Site Garage Parking
- ✓ Several Private Offices
- ✓ Spacious Conference Rooms
- ✓ Private Restrooms
- ✓ Elevator Access
- ✓ Easy Expressway Access
- ✓ On-site Convenience Store



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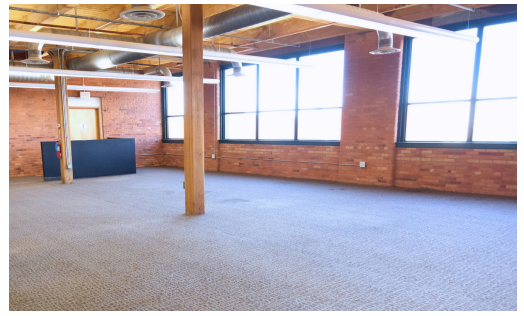
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MICHAELS-STERN BUILDING

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SQUARE FOOTAGE

4th floor executive suites starting at 100 SF available.

ABOUT THE SPACE

Renovated mixed-use building in the heart of downtown. Four floors of office space and three floors of high-end loft apartments. Located in Downtown Rochester, walk to all downtown offices as well as the St. Paul Quarter, High Falls, East End, Frontier Field and War Memorial. Easy expressway access. Garage parking available. Executive suites feature common conference rooms, rest rooms, and kitchenette.



BUCKINGHAM PROPERTIES

(585) 295-9500 | www.buckprop.com | 259 Alexander Street, Rochester, NY

87 North Clinton, Rochester, NY 14604

Pleasant Street

North Clinton Avenue



4TH FLOOR



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