

A THRIVING HUB FOR YOUR BUSINESS

RESTAURANT/RETAIL SPACE

1,554, 3,542, 3,250, 4,210 & 4,046 SF

260-280 EAST BROAD STREET, ROCHESTER, NY 14604

THE GROVE, OFFERS A MIX OF GROUND-FLOOR RETAIL, MODERN OFFICE SUITES, LUXURY RESIDENCES AND EXTRAORDINARY OUTDOOR SPACES ALL IN ONE PLACE. ENJOY DIRECT ELEVATOR ACCESS FROM MIDTOWN GARAGE, ONSITE DINING AND SHOPPING, AND WALKABLE PROXIMITY TO RETAIL, MUSEUMS, AND DOWNTOWN EVENTS.

ALL GROUND-FLOOR SPACES ARE ENTIRELY CUSTOMIZABLE TO SUIT YOUR NEEDS WITH FOUR OUT OF FIVE SPACES BOASTING PATIO SPACE AND DIRECT OUTDOOR ACCESS FOR THOSE CHERISHED WARMER MONTHS. ADDITIONALLY, A 4,046 SF INTERIOR SPACE IS AVAILABLE, ACCESSIBLE THROUGH THE TOWER280 LOBBY, LOOKING OUT TO THE CLOCK OF NATIONS, IDEAL FOR OFFICE/RETAIL USE.

PROPERTY HIGHLIGHTS

- ✓ Customizable spaces tailored to your business needs.
- ✓ Marketing support through The Grove's website and social media channels.
- ✓ Built-in audience: 204 luxury apartments on-site and over 183,000 daytime employees within 3 miles.
- ✓ 24/7 security presence in the Tower280 lobby & the parking garage.
- ✓ On-site public parking in Midtown Garage (1,600+ spaces) with direct access to The Grove, Tower280, & 260 East Broad.



ON-SITE EVENTS



TWO LOCAL LANDMARKS



SAFE, CONVENIENT PARKING

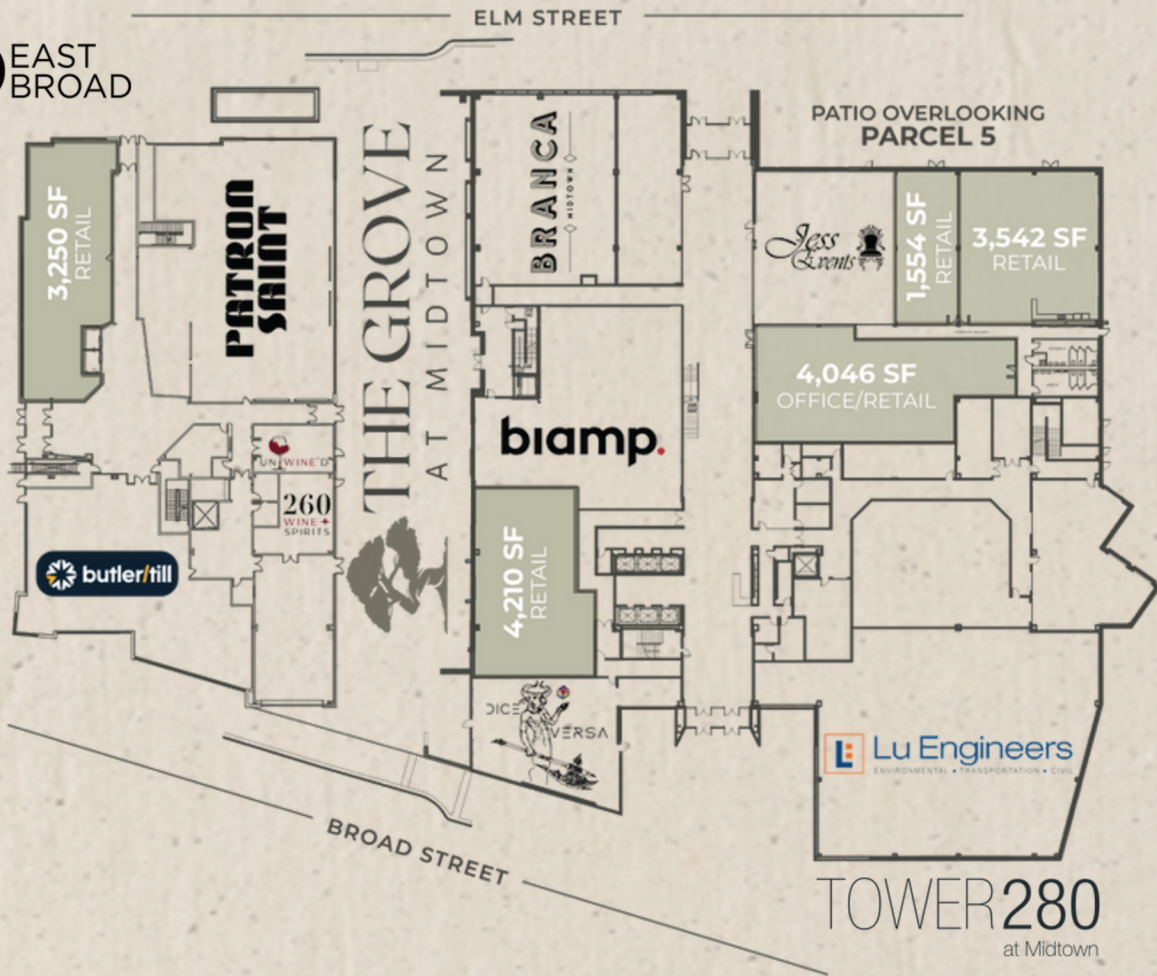


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260 EAST BROAD



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WWW.ROCTHEGROVE.COM

MANAGED BY:



BUCKINGHAM PROPERTIES



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.

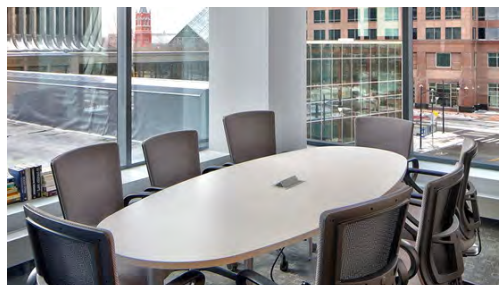
PROPERTY

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



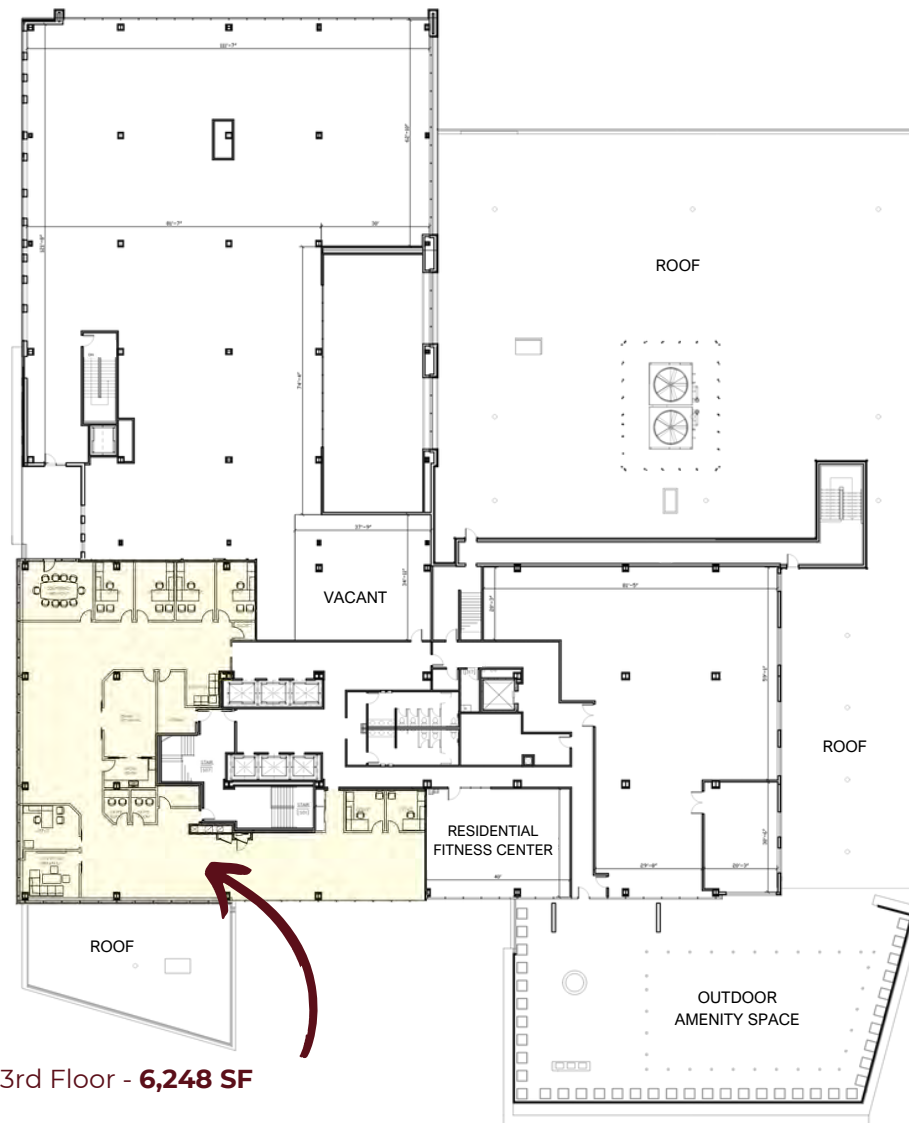
**BUCKINGHAM
PROPERTIES**



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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



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OFFICE FOR LEASE

10,514 SF Available

**280 East Broad Street,
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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, perimeter offices, and a stylish lounge/kitchenette—perfect for team gatherings.

PROPERTY

highlights

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



LARGE CONFERENCE ROOM



LOUNGE/KITCHENETTE SPACE



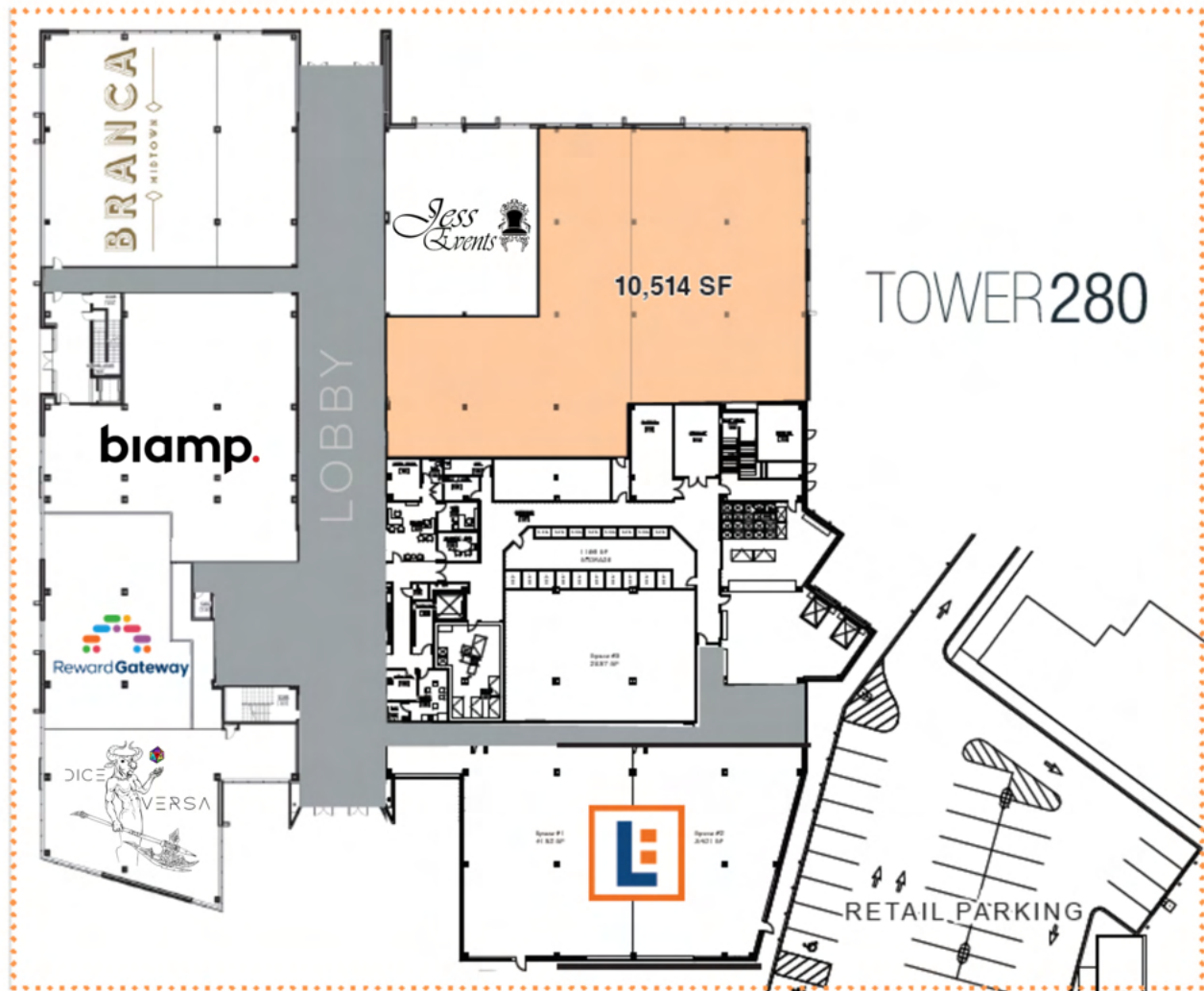
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ON-SITE PARKING GARAGE WITH
DIRECT ELEVATOR ACCESS



HOME TO ROCHESTER LANDMARK:
THE CLOCK OF NATIONS



24/7 SECURITY IN LOBBY



OFFICE FOR LEASE

4,046 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 is fully customizable for your team with an interior location within Tower280.

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.



MODERN LOBBY



INTERIOR LOCATION



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PROPERTIES**



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