

A THRIVING HUB FOR YOUR BUSINESS

RESTAURANT/RETAIL SPACE

1,554, 3,034, 3,542 & 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 elevator access to The Grove, Tower280, & 260 East Broad.



ON-SITE EVENTS



TWO LOCAL LANDMARKS



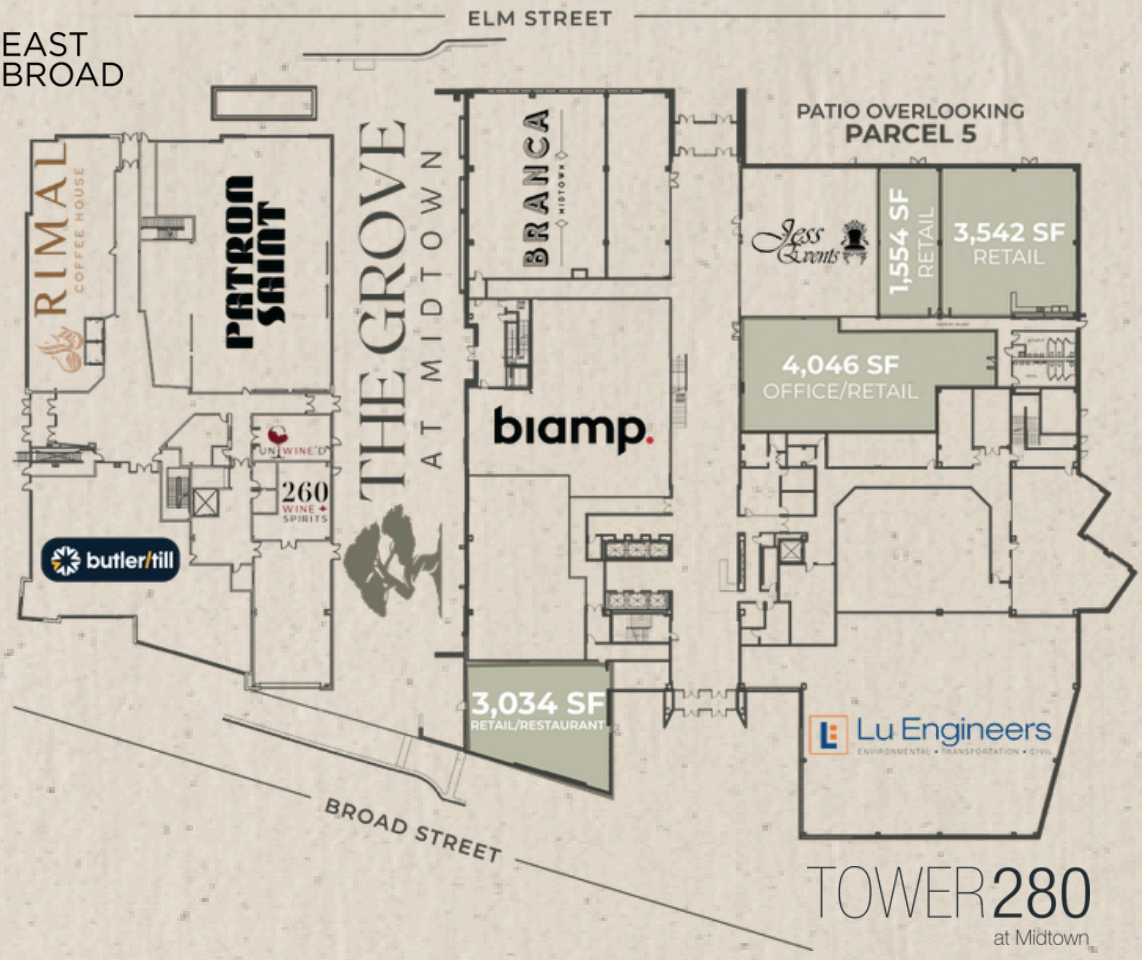
SAFE, CONVENIENT PARKING

THE GROVE
AT MIDTOWN



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260 EAST BROAD











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