



OFFICE FOR LEASE

10,514 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.

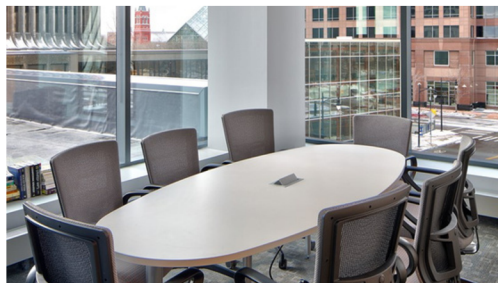
PROPERTY

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



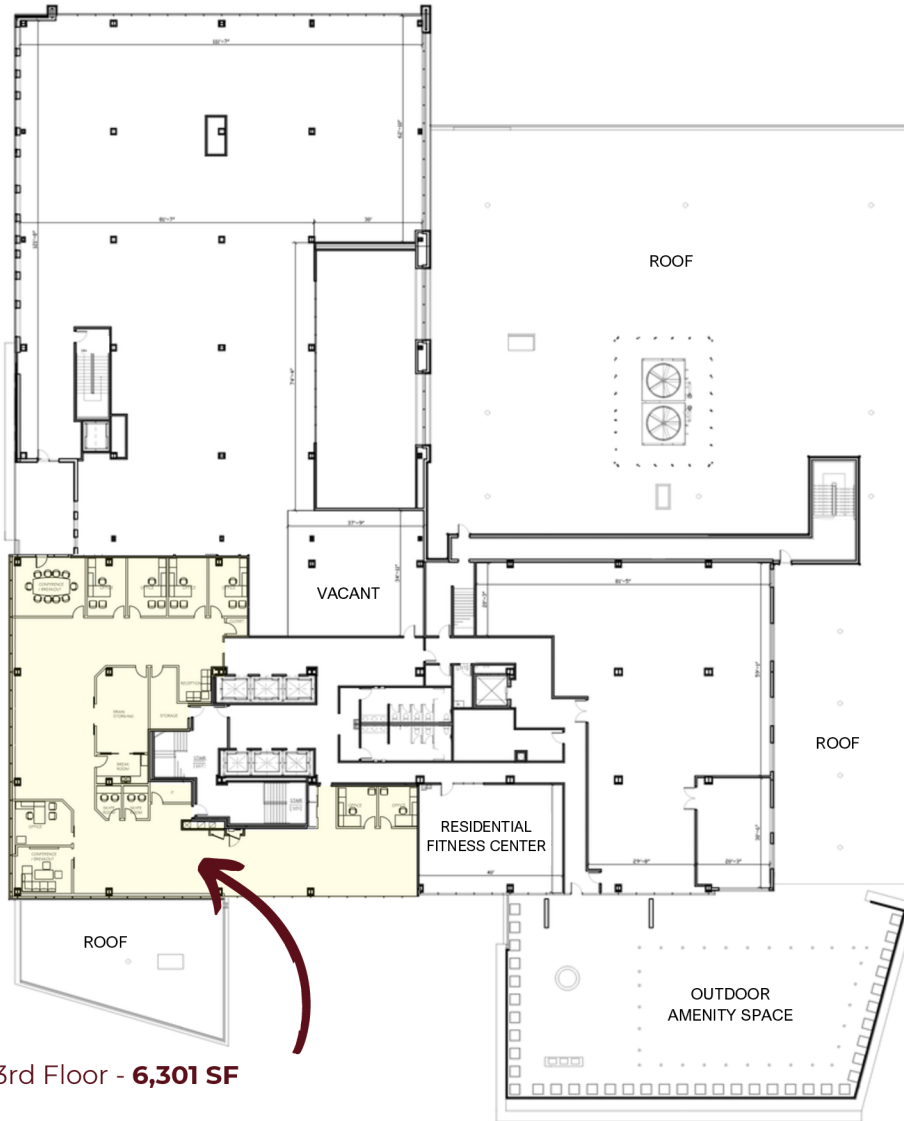
**BUCKINGHAM
PROPERTIES**



TOM LATTA

VP of Leasing & Tenant Relations

(585) 478-7824 | tlatta@buckprop.com



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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