

COLLEGE TOWN ROCHESTER



FAIRMOUNT
PROPERTIES

UNIVERSITY OF ROCHESTER | ROCHESTER, NEW YORK

In 2011, the University of Rochester selected Fairmount Properties and their joint venture partner, Gilbane Development, to create a 16-acre “Gateway” district at the front door to its campus, immediately adjacent to its Medical Center. This new and exciting pedestrian-scaled College Town development celebrated its grand opening in October 2014, including a two-level, 20,000 sq. ft. Barnes & Noble Bookstore and a 20,000 sq. ft. gourmet market as part of more than 125,000 sq. ft. of street level retail.

A 136 room Hilton Garden Inn Hotel and Conference Center will bring a stream of guests to the wide selection of restaurants and shops in this dynamic district. Also included in the plan is 50,000 sq. ft. of new class A office space and more than 800 units of residential apartments for UR faculty, staff, medical residents and the proximate population of creative young professionals. This innovative development required close collaboration between Fairmount Properties, the University of Rochester, and its Medical Center — as well as engagements with city, state, and federal government.

ROCHESTER, NEW YORK



AREA DEMOGRAPHICS

ROCHESTER, NY	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
POPULATION	13,558	113,217	281,693
AVG. HOUSEHOLD INCOME	\$48,922	\$49,404	\$53,223
% WITH INCOME \$75,000+	18.6%	19.5%	21.9%
% WITH BACHELOR'S DEGREE	50.6%	39.7%	32.4%
GROWTH	.63	.73	.33

COLLEGE TOWN ROCHESTER | MASTER PLAN



FAIRMOUNT
PROPERTIES

College Town Rochester

LEGEND

- Executed Lease
- Lease in Negotiation
- LOI
- Available
- Lobby Space



Building 1:

Hilton Garden Inn

Building 2:

- AA - Barnes and Noble
- A - Barnes & Noble Cafe
- B - The Creator's Hands
- C - Flaum Optical
- C1 - Available
- D1 - Insomnia Cookies
- D2 - Bean Cruises
- D3 - Available
- E - Canadaiqua National Bank
- E1 - Available
- F - Verizon Wireless
- G - Texas de Brazil
- G1 - Texas de Brazil
- H - Texas de Brazil
- J - Texas de Brazil
- Floors 2-4 Residential 114 Units

Building 3:

- A,B - Breathe Yoga
- C - Lease in negotiation
- Floors 2-3 - University of Rochester Offices

Building 5:

- A - LOI in negotiation
- B - Available
- C - Moe's Southwest Grill
- DE - Available
- F - GNC
- G - Rochester Running Company
- H - Available
- I - Saha Med Grill
- J,K - The Beer Market
- Floors 2-3 - Residential 40 units

Building 6 (First Floor):

- A,B,C - TIAA-CREF
- D - Jimmy John's
- D1 - College Town Dry Cleaners
- D2 - Available
- E - Spitala Laser Spa & Salon
- F - Bar 145

Building 7:

Out Parcel - CVS

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