



COMMERCIAL

189 North Water Street, Suite #200  
Rochester, New York 14604

## FOR LEASE

242 Andrews Street  
Rochester, NY



The Kirstein Building, a newly renovated downtown apartment building, is located within the City of Rochester's Inner Loop on Andrews Street between North Clinton Avenue and St. Paul Street. The building, named after Lincoln Kirstein, co-founder of the famed School of American Ballet was used as a commercial mill building in the 19<sup>th</sup> century. The building is being renovated by Globe Developers, a New York City based company with over 25 years experience. The building has been transformed into a mixed use residential and commercial masterpiece. Bergmann Associates, out of Rochester New York, were the architects in charge of the interior design for the building.

### AVAILABLE FOR LEASE

- ◆ 30 luxury loft apartments ranging in size from 768 sq. ft. to 1,313 sq. ft.
- ◆ The basement level with 1,000 sq. ft. of commercial space.
- ◆ Two commercial spaces on first floor 3,360 sq. ft. & 2,168 sq. ft.

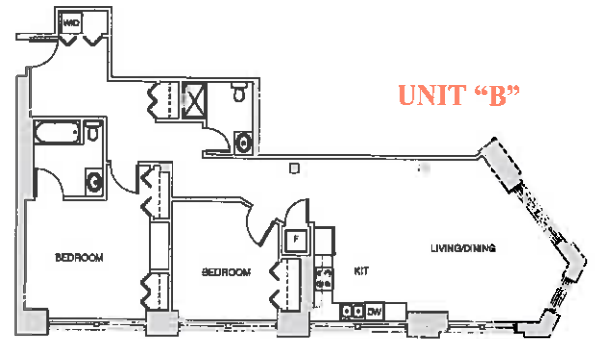
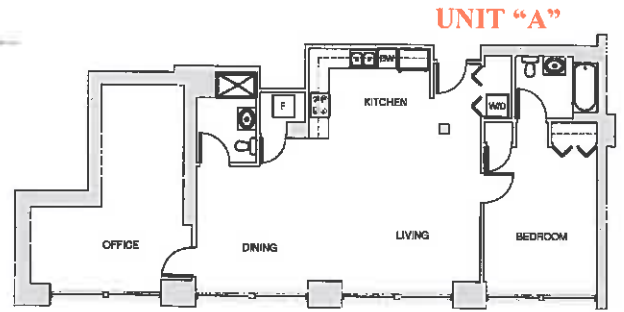
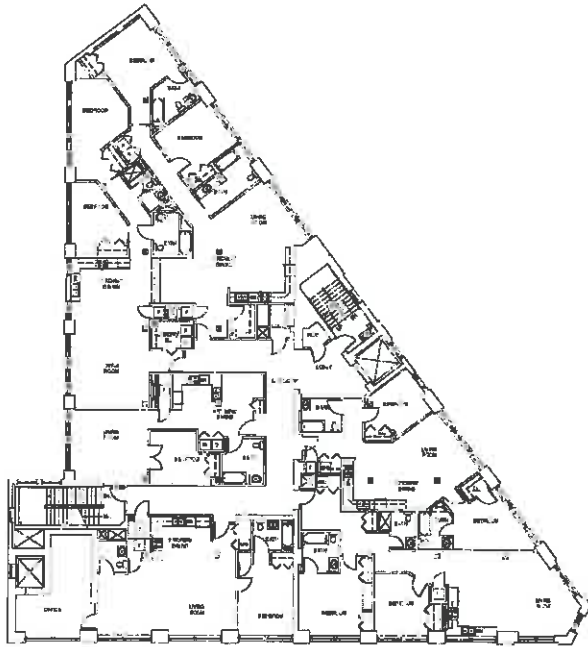
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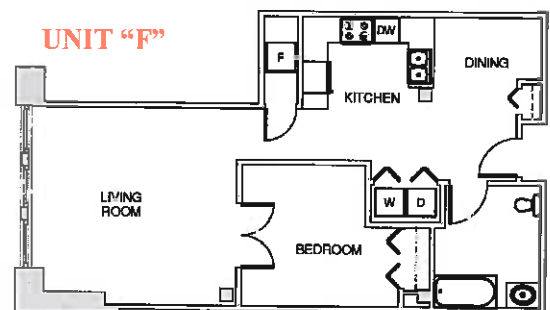
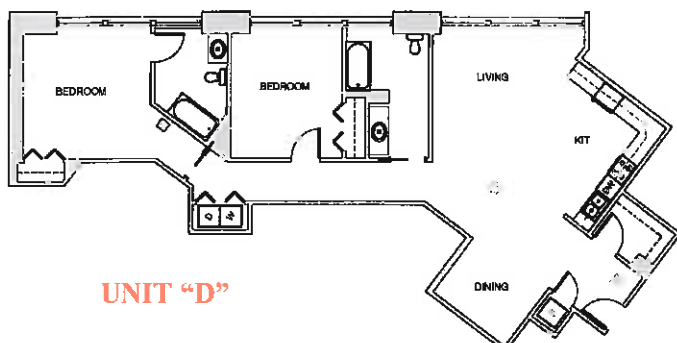
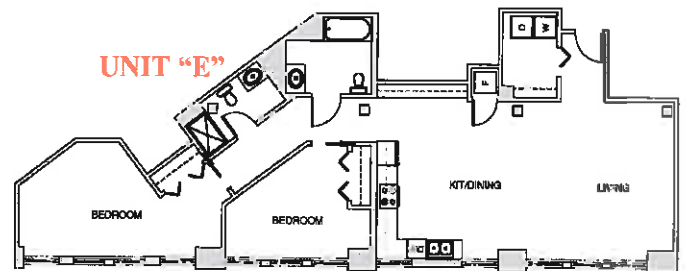
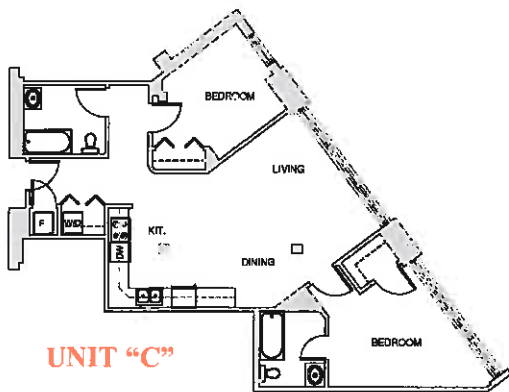
Cheryl LaTray  
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# KIRSTEIN BUILDING

## LIVING UNITS

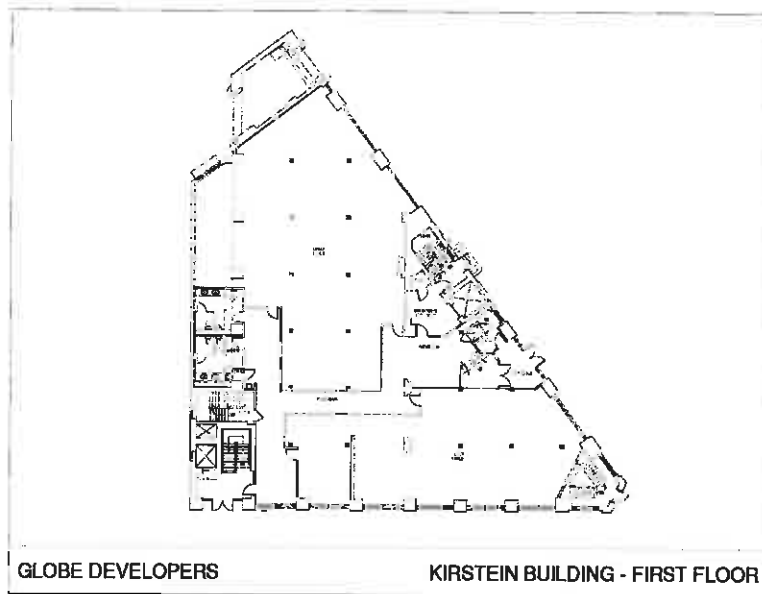


*Each apartment is well-appointed with modern kitchen, stainless steel appliances (stove, refrigerator, microwave and dishwasher), hardwood flooring in kitchen and living room, laundry hook-ups, wi-fi and entry system for visiting guests. The HVAC is a highly efficient, state-of-the-art system, separately metered for each tenant. All apartments are completely insulated and have high ceilings.*



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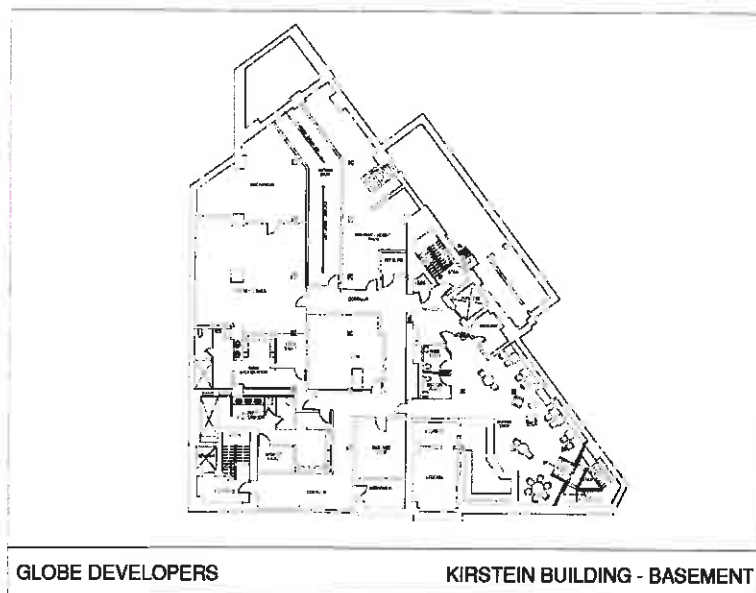
## FIRST FLOOR



*There are two commercial spaces available on the first floor. One on the north side and one on the south side consisting of 3,360 sq. ft. and 2168 sq. ft., respectively. These spaces would be ideally suited for the following uses: law firm, CPA firm, architect or engineering firm, computer software design or an insurance agency.*

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## BASEMENT



*The basement will have a spa area with gym and separate storage units for each tenant. Additionally, there is 1,000 sq. ft. of commercial space available for lease in the basement. Tenants for this space will have street access via an entrance on the corner of Andrews and Bittner Streets.*

