

The Edwards Building

34 St. Paul Street
Rochester, New York

- *Located in the Center of Downtown Rochester*
- *Less than 200 Ft From East Main Street*
- *7 Floors and Basement*
- *134,000 Sq. Ft.*
- *67 Ft. Frontage*
- *Steel Frame and Masonry plus Brick Façade*
- *Flat Rubberized Roof with Tar and Gravel Cover*
- *Three Elevators, Two Freight Elevators*
- *Two Stair Towers*
- *Men's and Women's Restrooms along with Kitchenettes each floor*
- *Cafeteria and Commercial Kitchen (Third Floor)*
- *Heat and Air Conditioning throughout Building*
- *Gas Fired Hot Water Boilers and Chillers*
- *Many Improvements including Aluminum Framed Thermopane Windows*
- *100% Sprinkler Coverage*
- *Listed on the State and National Register of Historic Places*
- *Current Assessment = \$1,600,000*
- *Zoned Center City District*
- *Historic Designation*
- *Tax Map # 121.23.-2-2*



For more information call 585-753-1233 or visit www.monroecounty.gov