



## **Eastman Business Park Seeking Developers for Coveted West Ridge Road Lot**

*High-traffic location ideal for restaurants and shops that can complement the newly renovated Kodak Center Theater, bring a 'night out' element to the area*

Rochester, N.Y. (Oct. 24, 2017) — Eastman Business Park, in collaboration with Caliber Commercial Brokerage, is seeking proposals for development of a coveted lot across from the recently renovated Kodak Center on West Ridge Road. Eastman Business Park (EBP) officials see the 1.1-acre space as an opportunity to complement its investment in Kodak Center Theater with restaurant, retail and office space options.

In September, Kodak Center lit up the night with its new marquee and digital display board to a crowd of more than 1,000 people. The event garnered a great deal of attention on social media, and was a big step in EBP's master plan to transform the east end of the park. Kodak Center expects to attract over 100,000 patrons each year, and developing the open space on the south side of West Ridge Road is the next step in creating a vibrant entertainment district at the hub of Eastman Business Park.

"When people plan a night out, they often focus on places where they can enjoy their whole night without having to drive from place to place," said Dolores Kruchten, President, Corporate Real Estate and Eastman Park Division and Vice President at Eastman Kodak Company. "With our new marquee and new acts coming to Kodak Center Theater, we want to provide that 'night out' option where people can enjoy dinner or visit a unique shop before taking a short walk to see amazing entertainment right across the street."

While any business that locates in this space can benefit from events at Kodak Center, it will not have to rely on the Theater for business. The location has the benefit of being in a high-traffic area with nearly 40,000 vehicles pass every day and a large workforce at EBP within walking distance. Beyond commuter traffic, the location is central to a dense population of households with incomes exceeding \$75,000.

EBP in association with Caliber Commercial Brokerage, LLC distributed the RFP to developers on Tuesday, Oct. 24, and hope to select a project by February 2018. Restaurant concepts envisioned include fast-casual, quick-service, fast-fine, or full-service sit-down eateries with outdoor seating as well as possible café and bar service. If supported by market demand, EBP is encouraging upper-story commercial uses and potentially office space. Future residential development in the area will also generate increased demand for restaurant and retail services.

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