



Costanza Enterprises completes \$3 million renovation of Station 55: A 44,000 s/f mixed-use development

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The redevelopment property, known as 55 Railroad St., was acquired by Costanza Enterprises Inc. on January 2, 2002, and is now legally owned by 55 Railroad Associates, LLC, a wholly owned affiliate of CEI. The 44,000 s/f warehouse/factory (60,000 s/f if the basement is included) building sits on 1.3 acres and is located 1,000 ft. from the Rochester Public Market.

The building was constructed in the early 1900s and is of brick masonry exterior construction with a wooden beam and post superstructure. The building has had many uses over the years; however, it is probably best known for being the home and headquarters of Noah's Ark Warehouse. Recently, it was utilized as a small factory for assembling office furniture and equipment. It has been vacant since mid-2001.

Costanza Enterprises invested \$3 million in the mixed-use project to create 17 Soho-style loft apartments, 14,000 s/f of market space and 80 secure storage units. Station 55 provides another venue for bargain hunters, being located one block from the Rochester Public Market. The building's 32 heated market stalls take up the entire exposed brick main floor and will feature the wares of local artists and artisans. Major improvements include installation of new windows, a central HVAC system, construction of common bathrooms, a new elevator, a common area kitchen, a new exterior fence, asphaltting of the existing gravel parking lot, extensive hardscaping and landscaping as well as restoration of the original brick façade. Along with these improvements, Costanza intends to upgrade the electrical service and wiring, as well as the other mechanical systems. Their goals inside the structure include utilizing and enhancing the natural beauty of the original construction components and restoring them as required. These building amenities include high ceilings, natural wood beams and posts, maple flooring, brick walls and large, and numerous window openings most of which are currently blocked up.

The parking area in front of the building is 20,000 s/f, and there is a strip of parking available on the west side of the building for about 8-10 cars. They estimate that there will be space for 30-40 cars.

Construction commenced on Station 55 in June 2006. Station 55 received the first C of O in August 2007 for the second floor which houses 17 loft studios. Construction continued on the storage and 1st floor commercial floors through December 2007 with final C of O issued in late 2007 for those floors.

Construction was completed with a combination of sub contractors and a small, private on-site construction crew. Major subcontractors include: Otis Elevator, Betlem Services, ES Systems, Pullano Windows, Armstrong Fabricators, and Statewide Drywall.

The building's artist's lofts range in size from 800 to 1,100 s/f and feature open floor plans, rough-hewn beams, exposed brick, brand new appliances, halogen lighting, maple cabinets and indoor parking. All of the lofts were leased in a matter of four months. Costanza developed similar

lofts in the Temple Building downtown.

Another of the building's popular features is self-contained, secure storage units. Brand new, zinc-coated, structural steel units are available for rent in a variety of sizes.

"We are thrilled to welcome Station 55 to the neighborhood that the Rochester Public Market has called home since 1905," said mayor Robert Duffy. "We are witnessing an exciting new era of development here and we look forward to reaping the benefits of revitalization and economic development."

Real estate management and investment firm Costanza Enterprises, Inc. invested \$3 million in the project to create 17 Soho-style loft apartments, approximately 14,000 sq. ft., of market space and 80 secure storage units. Station 55 provides another venue for bargain hunters, being located one block from the Rochester Public Market. The building's 32 heated market stalls take up the entire exposed brick main floor and will feature the wares of local artists and artisans. Only a small number of spaces remain available for rental.

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