



Developing Rochester: The Edmund - Historic Gannett Building redevelopment

November 12, 2024 - Spotlights



Rochester, NY The Gannett Building, located at 55 Exchange Blvd., was originally constructed in 1927 for newspaper chain founder Frank Gannett. The classical revival style structure was built to house the consolidated offices and newspaper printing facilities for the Gannett Newspapers chain.

The massive interior reconstruction and reimagination of this roughly 200,000 s/f historic building is being led by regional general contractor, TAYLOR – The Builders, on behalf of a local development team and in collaboration with Hanlon Architects and structural engineer, Herrick-Saylor.

Now rebranded as The Edmond: historical charm with contemporary elegance, the former Gannett offices have been transformed into 94 luxury residential apartments and 500 self-storage units. It has been meticulously renovated to preserve its original architectural character, design and finishes, while incorporating modern amenities and comforts.

With no two units exactly alike, the third and fourth floors feature tall ceilings, while the second and fifth have more traditional heights. The luxury residences are a mix of studios; one-bedroom, one-bathroom; two-bedroom, two-bathroom; and loft-style, which include large windows, balcony, granite countertops, high-end appliances, full-size washers/dryers and large closets.

Building amenities include two theater/game rooms, co-working spaces, fitness center, a dog walk and wash station, bicycle storage, secure package delivery, community lounge, and a rooftop deck overlooking downtown.

Apartments are currently available for leasing/moving-in.

Project Info:

Project Title The Edmund

Project Location 55 Exchange Blvd.

Property Type Mixed-use

Project Type Restoration/Reuse

Total Square Footage 200,000 s/f

Year Started Spring 2022

Completion Date Spring 2025

Project Team:

Architect Hanlon Associates

Developer Gannett Partners, LLC

Electrical Contractor C.M. Armitage

Structural Engineer Herrick-Saylor Engineers

Financing/Lender Five Star Bank/Evans Bank

General Contractor TAYLOR – The Builders

Mechanical Contractor Crosby-Brownlie

Plumbing NGA Associates, Inc.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540