



# THE MILLS AT HIGH FALLS



312 State Street  
in the Historic High Falls District of  
Downtown Rochester

*This is where you'll want to live!*



**ULREDC**  
Urban League of Rochester Economic Development Corporation

150 N. Clinton Avenue, Ste. 300  
Rochester, NY 14604



THE MILLS  
AT HIGH FALLS



# THE MILLS AT HIGH FALLS



An exciting new mixed-use  
housing and retail development  
in the heart of Rochester's  
historic High Falls District

## THE MILLS AT HIGH FALLS

is a mixed-use development, targeting a unique niche audience interested in living in a history-rich riverside neighborhood in Downtown Rochester. Situated in the heart of downtown, The Mills will provide new, quality, "state of the art" lofts and flats at affordable rents. Hop on the inner loop and all your destinations are within easy reach. The apartments have access to public transportation and are within walking distance of the Genesee River, the High Falls overlook and cultural park; as well as restaurants, coffee houses, shopping, employment and a wide range of businesses large and small.

The Mills at High Falls features 67 large one and two bedroom apartments and lofts within walking distance of ~

- Restaurants and Clubs
- Frontier Field
- River of Light Show
- High Falls Festival Site
- Genesee River Gorge Trails
- Pont de Rennes Bridge
- Unique Shops
- High Falls Cultural Park

## THE MILLS AT HIGH FALLS

has been designed with style, comfort and convenience in mind. Our one and two bedroom apartments feature ~

- Contemporary Kitchens
- Architectural Lighting
- Skylights
- French Balconies/Patios
- Energy Star Appliances
- Deepstar Glaze Counters
- On Site Parking and Laundry
- Controlled Entry
- On-Site Management
- Community Room



*Several Unique Lofts Available!*

The Mills at High Falls provides a unique housing option to people entering the workforce, considering retirement or downsizing to an affordable rent and are interested in living in an historic and vibrant downtown city neighborhood. Rents are \$525-\$1,090. Income restrictions at initial occupancy will apply.



## THE MILLS AT HIGH FALLS

*Pick up an application today at:*

### ULREDC

150 N. Clinton Avenue, Ste. 300  
Rochester, NY 14604

Call (585) 454-5711  
Fax (585) 697-1185

The Mills at High Falls was developed by the Urban League of Rochester Economic Development Corporation with funding through the New York State Housing Finance Agency, New York State Division of Community Renewal and the City of Rochester.

Architect: Roger Brown, Barkstrom and LaCroix Architects  
Civil Engineering/Landscape Architecture: Stantec Consulting Service, Inc.

Construction: LeCesse Construction  
Development Consultant:  
Edgemere Development Inc.

