



COMPASS EAST PHASE II

BUFFALO, NY

OUR ROLE: Owner, Developer, Property Management

PHASE II DESCRIPTION:

McGuire Development Company is pleased to announce the first ever mixed-use, new build construction from the ground up, in the Michigan Street African American Corridor, Compass East Phase II. The project is shovel ready immediately.

McGuire completed the adaptive reuse of the former 150,000 SF Sheehan Memorial Hospital on the East Side of Buffalo, NY in 2015, resulting in a building named Compass East, a Class A mixed-use facility that includes a full suite of real estate options, such as: professional office, medical office, conference space, residential, retail, educational, and high-tech manufacturing space.

Compass East Phase II envisions a three-story building geared for office space, with room for retail stores on the ground floor. The project is aimed at tenants who want to be downtown and are interested in supporting the revival of the East Side. The new build will provide the Michigan Street corridor with a 48,000 SF facility, conveniently located at the corner of Michigan Ave. & Clinton St. With immediate access to I-190 & NY 33, Phase II will become a world class destination in the Michigan Street African American Corridor



Compass East Phase I:
2015 Winner of Best New
Construction/Development

RESULTS FROM PHASE I:

The McGuire team performed a complete interior demolition and rehabilitation of the 150,000 SF, five-story facility. All interior furnishings and finishes were stripped, old building systems were removed and replaced with new energy efficient systems and a new roof installed. McGuire Development installed all new HVAC systems, new windows with energy efficient coatings, and LED lighting. Additionally, windows were created within the façade of the first floor as well as skylights providing abundant natural light.

Throughout the design and construction process of 425 Michigan, McGuire collaborated with the surrounding neighborhood, as well as political and religious stakeholders, to ensure the building would be an asset to the community. The resulting project is just one of many steps taken to revitalize the Michigan Street African American Corridor, and the East Side of Buffalo. The building is now 100% occupied. It is anchored by Spectrum and Bak USA, an electronic tablet manufacturer.

McGuireDevelopment Co

See the Difference at: McGuireDevelopment.com

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