

DEVELOPMENT PROJECT EXPERIENCE

McGuire Development has experience in the development, redevelopment, leasing, and sale of non-profit, speciality use, and mixed-use facilities. Listed here are a few notable past landscape development experience examples.

- **Compass East: 425 Michigan Ave**
- **Harold's Square, Ithaca NY**
- **79 Perry: Pegula Sports & Entertainment**
- **Emerson School of Hospitality II**
- **Richardson Olmsted Complex**

McGuire Development Co.

455 Cayuga Road, Suite 100 | Buffalo, NY 14225

(716) 829-1900 | Discover the Difference at www.McGuireDevelopment.com



COMPASS EAST

BUFFALO, NY

OUR ROLE:

Owner, Developer, Property Management

SIZE:

150,000 SF

STREET ADDRESS:

425 Michigan Ave, Buffalo NY

PROJECT DESCRIPTION:

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**. 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. This Class A mixed-use facility includes a full suite of real estate options, such as: professional office, medical office, conference space, residential, retail, educational, and high-tech manufacturing space.

With immediate access to I-190 & NY 33, Phase II will become a world class destination in the Michigan Street African American Corridor

COMPLETION TIME FRAME:

1.5 Years

RESULTS

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 The McGuire Group Training Center.

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HAROLD'S SQUARE



ITHACA, NY

OUR ROLE:

Developer, Joint Venture with L Enterprises

SIZE:

150,000 SF

STREET ADDRESS:

125 E. State Street, Ithaca, NY

PROJECT DESCRIPTION:

In 2017 McGuire Development Company and L Enterprises acquired four parcels in downtown Ithaca to continue the transformation of the Ithaca Commons into a vibrant space attracting energetic and creative tenants. Harold's Square is the first 12 story multi use building in the heart of downtown Ithaca, just minutes from Cornell University and Ithaca College. Harold's Square offers 78 luxury apartments and 70,000 square feet of commercial space. This project will provide "new" retail, market-rate housing, and office inventory on the Ithaca Commons. The project will enhance the existing Ithaca Commons and encourage tourists, residents, and employees alike to "live, work and play" in a vibrant community.

The Harold's Square building was designed and built with a focus on sustainability, achieving tier three NYSERDA certification: the Harold's Square building will use at least 40% less energy than a similarly code-built building.

COMPLETION TIME FRAME:

2 Years: Aimed Completion August 2020

RESULTS

Harold's Square is mixed use – consisting of professional commercial office, multifamily, and retail. Not only is the team behind Harold's Square focused on sustainability, it is focused on creating a sanctuary where residents can escape the everyday stressors of life. To achieve this goal, the team has created a custom aroma, working with the body's olfactory system to create a meditative state of mind as soon as you cross the building's threshold. In addition to the custom aroma, the team created a relaxation studio where tenants can meditate, as well as a rooftop terrace to enjoy the unparalleled views of Cayuga Lake. In addition to the physical design of the building creating a sanctuary space, Harold's Square is pet friendly and offers a state of the art dog washing station.

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79 PERRY STREET

BUFFALO, NY

OUR ROLE:

Owner's Representative
Property Management

PROJECT DESCRIPTION:

McGuire was retained by Pegula Sports & Entertainment (PSE) to provide Owner Representation services for the redevelopment of 79 Perry Street. The 79,030 SF building located in the historic Cobblestone district in Buffalo, NY. Buffalo Bills and Sabres owners Terry and Kim Pegula of Pegula Sports & Entertainment company purchased 79 Perry St. in early 2017. 79 Perry, now referred to as the Labatt Brew House, was a \$20 million collaborative project between Labatt USA Headquarters and Pegula Sports & Entertainment.

McGuire Development worked tirelessly to represent Pegula Sports and Entertainment's best interests in the acquisition and adaptive redevelopment of 79 Perry Street.

SIZE:

79,030 SF

STREET ADDRESS:

79 Perry Street, Buffalo NY

COMPLETION TIME FRAME:

2 Years: Completed 2018

RESULTS

The five-story structure features the Labatt Brew House and Draft Room on the first floor. The Labatt Brew House is a 10,000 SF beer hall with a 4,000 SF patio beer garden. The first floor also features Bakery 55, which opened in April of 2018. There is also an additional 5,000 SF of commercial space available on the top level.

Labatt USA headquarters are on the second floor, PSE new corporate offices and four high-end apartment lofts are on the top floors

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EMERSON SCHOOL OF HOSPITALITY II

BUFFALO, NY

OUR ROLE:

Owner, Developer, Property Management

SIZE:

80,000 SF

STREET ADDRESS:

75 W Huron Street, Buffalo NY

PROJECT DESCRIPTION:

McGuire Development partnered with Buffalo Development Corporation on the construction and development of the second Emerson School of Hospitality. Located in the former C.W. Miller Livery building on W. Huron Street is currently on track for completion December 2019. The expansion of education programs and academic buildings back into their previous neighborhoods within the second Emerson School of Hospitality provides a long awaited positive impact on students and future guests of Emerson alike. Our reinforcement of our signature Vision, Budget, Timeline ("VBT") approach to maintain continued momentum has kept Emerson II on track. The addition and expansion of educational programs are a major asset to the Downtown Buffalo community, and surrounding neighborhoods.

COMPLETION TIME FRAME:

Aimed Completion end of 2019

RESULTS

The creative architecture of the "hovering" gymnasium, created an opportunity to maintain parking spaces in the lot adjacent to the building, which were more than necessary as parking downtown continues to become scarce. This design was introduced and created by Kidney Architects, and preserves the integrity of the historic building. The finished gym will be the first gym both Emerson schools will have the opportunity to access, further evolving a campus connection between the existing Emerson I and Emerson II.

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RICHARDSON OLMSTED COMPLEX

BUFFALO, NY

OUR ROLE:

Owner's Representative
Designated Developer

SIZE:

180,000 SF

STREET ADDRESS:

444 Forest Ave, Buffalo, NY 14213

PROJECT DESCRIPTION:

McGuire Development was selected by the Richardson Center Corporation to be its owner's representative and guide the organization through the renovation of one of Buffalo's most iconic architectural treasures, the Richardson Olmsted Complex.

This project entailed converting 180,000 SF of the complex into a boutique hotel, conference center, Buffalo Architectural Center, a museum that celebrates Buffalo's architectural heritage, and park landscape design. Other areas of the Richardson Center are being stabilized and prepared for future phases of development.

COMPLETION TIME FRAME:

1 Year

RESULTS

As an extension of the Richardson Center Corporation team, McGuire Development manages costs and the overall project schedule. Our team educates the organization on daily decisions and vendor disputes; reviews change orders for accuracy and fairness; facilitates furniture, fixtures and equipment-related design and procurement decisions; and coordinates with the construction management team and all other project stakeholders to ensure the project proceeds on time and within budget.

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