

PROPERTY MANAGEMENT +



McGuire
Development Co

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PROTECTING AND MANAGING YOUR INVESTMENT

Asset Management - Property Management - Maintenance Services

WHY MCGUIRE?

McGuire not only provides unmatched timeliness and responsiveness regarding all Property Management requests, but also provides proactive assessment of your assets to mitigate risks, and identify efficiencies and cost savings. With McGuire, you will **always** get:



INDUSTRY EXPERTISE

As your third-party Property Management partner, you will have access to:

- Pay As You Need Resources
- Preferred Vendor Pricing
- 24/7 Access to a Live Person

OUR CORE EXPERTISE HELPS US...

Understand that no client or property is ever the same. For each client, we create an adaptable approach that will always create the most value. We specialize in practical, cost efficient, and personalized Property Management.



ASSET MANAGEMENT

McGuire offers strategic counsel and a full range of real estate services to help lenders, special services, and owners create value through the prudent use of strategies to maintain and improve assets while parties are in legal dispute, as well as position the asset for sale.

- SECURE THE ASSET
- MAXIMIZE THE VALUE & INCOME POTENTIAL OF THE COLLATERALIZED PROPERTY
- LEVERAGE ASSETS TO MAXIMIZE PROPERTY OPPORTUNITY



PHYSICAL MAINTENANCE

Our fully integrated technology resource allows us to gather innovative insights that will bring value to your property. This resource additionally offers us the ability to optimize returns, increase efficiencies, and improve the quality of delivered services.

- ELECTRONICALLY MANAGE JOBS FROM INCEPTION TO COMPLETION
- TRACK ASSET MAINTENANCE
- CREATE INVENTORY TO AUTOMATE MAINTENANCE
- WARRANTY ASSURANCE

OUR EXPERIENCE

COMMERCIAL OFFICE

We own and manage over 1 Million SF of commercial and medical office space. Our experienced and intelligent property managers bring their enthusiasm and service to each property and client, providing owners with outstanding returns.

Featured Projects

79 Perry Street

Szymkowiak and Associates

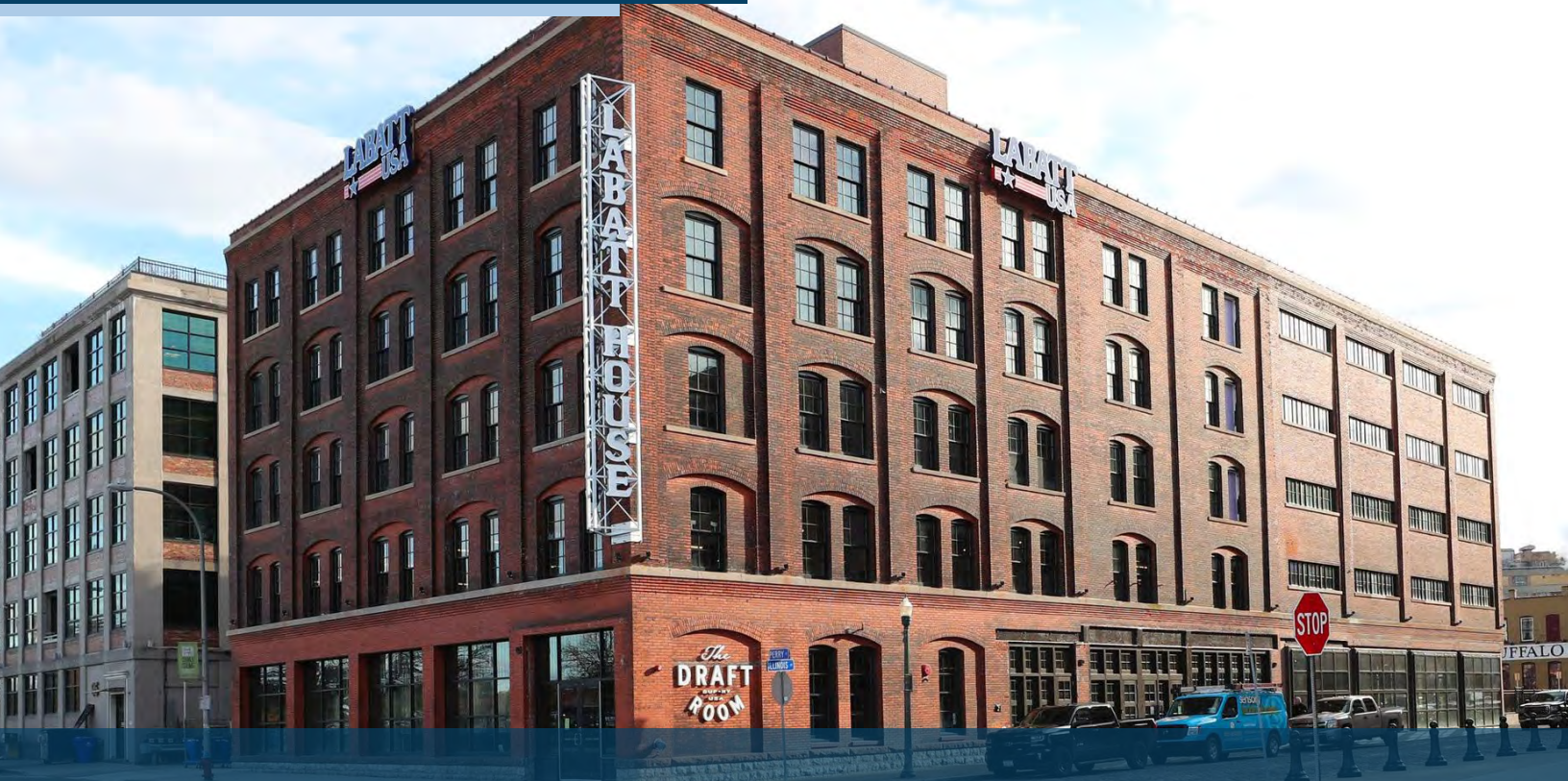
Airport Commerce Park

Tronconi Segarra

Goldberg Segalla

General Physician P.C.

79 PERRY STREET



McGuire was retained by Pegula Sports and Entertainment (PSE) to provide consultation, property management and owner representation services for the redevelopment of 79 Perry Street. The 79,000 SF building located in the historic Cobblestone district in Buffalo, NY, was transformed into a first class entertainment destination. The five-story warehouse includes retail, commercial, and residential spaces. FIFCO (formerly Labatt USA) is the buildings anchor tenant, and houses: The Labatt Headquarters, The Draft Room, Bakery 55 and Brew House. The buildout of this impressive adaptive historical redevelopment was completed early 2019.

AIRPORT COMMERCE PARK



Airport Commerce Park (ACP) is one of Western New York's most strategically-located office parks. ACP consists of 10 buildings, totaling 600,000 SF on a 35.7 acre lot. The McGuire Property Management team was able to coordinate a capital plan to determine financing for the space, update building mechanicals and frontage, and service tenants with impressive responsiveness, leading to the development of diversified Class A and Class B office space, as well as flex/warehouse space. McGuire is the exclusive Lease Manager and Property Manager of ACP.

GOLDBERG SEGALLA



The growth of Goldberg Segalla identified a need to expand their square footage from 24,000 SF to 64,000 SF. The re-development allowed Goldberg Segalla to consolidate its two local offices and bring close to 60 additional employees into the downtown business corridor. Throughout the design and construction process, we collaborated with Goldberg Segalla to maximize their utility and ensure that the space would properly accommodate their growth pattern. The resulting project is a Class A boutique office building, that was completed on time and under budget in the heart of the theatre district. The building is now 100% occupied.

GENERAL PHYSICIAN P.C.



General Physician, P.C. retained McGuire Development to oversee the complete build out and procurement process for their new innovative, multidisciplinary medical office space on the 3rd floor of the newly constructed 1091 Main Street building. The 18,000+ SF space includes 30 individual patient exam rooms, as well as spaces for ancillary care services, and a spa-like waiting room. The project wrapped on time August 2019 as scheduled. GPPC needed input on 10 different service consulting initiatives from suite renovations to site searches, contraction and consolidation strategies. McGuire successfully delivered a competitive bid process, and open communication, allowing GPPC to focus on medicine while we handled the real estate.

6325 MAIN STREET



McGuire Development purchased 1.5 acres of land and developed a 15,000 SF Class A energy efficient office building in Williamsville, NY. This building is now home to Szymkowiak & Associates, and Buffalo Medical Group's Podiatry practice. McGuire was able to deliver Szymkowiak & Associates an impressive space with high-end finishings, in a superior location for their current and future growth needs.

8321 MAIN STREET



McGuire Development worked closely on the design, vision, and budget for the project. After a thorough evaluation of Tronconi Segarra's current facility, lease, and future needs, McGuire determined that the construction of a new facility was the best long-term option for the CPA firm. McGuire first performed an extensive site search before making the decision to develop a new building. The result was a joint venture to create a Class A professional office building totaling over 19,000 SF of space. The project was completed on time, under budget and delivered Tronconi Segarra's incredible vision.

DATA CENTER MANAGEMENT

McGuire's integrated and experienced team ensures that network up time is maximized, and utilizes sophisticated technology to manage and monitor your critical environment. The McGuire approach is to focus on change control, preventative maintenance, energy efficiency, and automated monitoring.

Featured Projects

Invision Health

Spectrum Business

INVISION HEALTH



At 400 International, McGuire is responsible for managing the data center environment for Invision Health, a multi-disciplinary medical practice serving thousands of families in the Western New York region. McGuire's specially trained staff of property managers and maintenance technicians work diligently to maintain the critical network environment and maximize uptime by maintaining and testing the computer room air conditioning, uninterrupted power supply, backup generator, and transfer switch. In addition to maintaining the critical network environment, the Property Management team consistently evaluates creative solutions to improve and protect this essential business element.

McGuire designed and developed a state-of-the-art facility with brand new interior upgrades for Spectrum Business Class. Spectrum's service operation of Business Class occupies multiple floors at 425 Michigan Ave (Compass East property). McGuire specifically provides preventative maintenance and life cycle planning on both the computer room air conditioning (CRAC) unit and the redundant power supplies, ensuring limited downtime and disruption to daily operations. Our Property Management team continually works with Spectrum to maximize their up time, and assess any potential performance improvements for efficiency.

DISTRESSED ASSET MANAGEMENT

Under performing or overleveraged assets can plague owners, damage relationships and compromise your bottom line. McGuire is experienced at maximizing your assets' potential and moving the needle on financial performance, tenant relationships, and community relations. Also, McGuire is a NYS approved fiduciary receiver, we have the proper expertise to manage your asset.

Featured Projects

Compass East

Northwoods Medical Center

Camp Road Medical Buildings

COMPASS EAST

**BRICK
BY
BRICK Awards**

**2015 Best New
Construction Winner**



McGuire designed and developed a state-of-the-art mixed use facility which includes private offices, a contained clean manufacturing area, cafe, clean storage, research and development area, and conference rooms. Our teams worked together to ensure our tenants would have all of the tools needed to develop this 150,000 SF manufacturing and Professional office facility. Compass East is currently occupied by Spectrum, The McGuire Group training center, University Pediatric Dentistry, and the offices of NYS Assembly Member Crystal Peoples-Stokes.

NORTHWOODS MEDICAL CENTER



Northwoods Medical Center, a 50,000 SF building retained McGuire to provide Property Management, leasing services, asset management, and financing services. McGuire's Property Management team stepped in when declining occupancy and vendor performance issues began emerging. Our team addressed the unfavorable financing and loan to value, which lowered the interest rate for the owners of Northwoods Medical Center, and increased cash revenue. McGuire also developed a strategic plan to include interior and exterior upgrades to all common areas, increasing occupancy and tenant retention. Overall, McGuire increased occupancy by 12% and lowered operating expenses by 5%. As a result, McGuire has taken an ownership interest in the building as the team continually improves the property and leases new space.

4855 & 4901 CAMP ROAD



McGuire Development was approached by two prominent physicians to develop a full service medical center. McGuire teamed up with Dr. Kristen Robillard to acquire and develop a 7 acre site on Phase I Camp Road in Hamburg, NY. 4901 Camp Road, a 16,000+ SF medical building was constructed in 2015. Two medical buildings total 46,590 SF and are professionally managed and maintained by our team. The buildings are anchored by Lakeshore Primary Care Associates, including a pain management center, Catholic Health System lab; Windsong Radiology; Trinity Medical Practices, Buffalo Physical Rehab Group.

WAREHOUSE AND MANUFACTURING

McGuire's specialized focus on your property maximizes business continuity and operational performance. McGuire's ability to demonstrate cost savings to maximize client satisfaction and owner returns has led to proven overall satisfaction and growth.

Featured Projects

Concourse Center

4225 Genesee Street

CONCOURSE CENTER



Concourse Center is a 466,000 SF building located in Cheektowaga, NY. McGuire's acquired the property in 2012 at 43% occupancy. Our team started implementing a series of capital improvement projects such as a new roof, and aesthetic improvements. These improvements led to a substantial increase in occupancy. Concourse Center is currently at 98% occupancy. Our team currently manages Concourse Center as the court appointed receiver. As a centrally located business hub in Western New York, minutes from all major highways and across the street from the Buffalo Niagara International Airport, McGuire recognized a need for more centrally located flex warehouse industrial space. A 50,000 SF out parcel space for future development is also available at the Concourse Center.

4225 GENESEE STREET



Directly across from the Buffalo Niagara International Airport, 4225 Genesee Street is a 22,000 SF centrally located Class A building which our team has developed and professionally managed. This Office and Flex Space has seen successful fit out space for tenants such as Allied Joint Reconstruction Management, LLC, UBMD, and LeChase Construction. McGuire developed a strategic plan and expedited construction schedule for the full fit out of LeChase's requirements to expand their business's office space headquarters.

RESIDENTIAL

McGuire's high standards for quality of service reflect in our residential properties as well. We continually analyze the area, set rental rates, show the property, qualify applications and negotiate lease period and terms. We work hard to ensure a residential property is earning its maximum revenue at the lowest cost, while continually tenanting the building.

Featured Projects

Andalucia

765 Fairchild Place

ANDALUCIA HOMES, NAPLES, FL



Andalusia is a joint venture private, gated Mediterranean-styled residential community project that features 167 one and two story single family homes, ranging from approximately 1,800-3,400 SF. Andalusia amenities include: clubhouse, fitness center, lagoon style pool, sun deck, hot tub, playground and half basketball court. Set on 78 acres and built around Lake Azzuri, floor plans at Andalusia include gourmet kitchens, open floor plans, master suites, barrel terracotta roof tiles and eco-friendly features. Located in North Naples off Whippoowill Lane, west of I-75. Construction at Andalusia began in 2004-2007 and finished in 2016.

765 FAIRCHILD PLACE, LEWISTON, NY



Fairchild Place is a joint venture residential apartment unit complex and townhomes comprised of 1-2 bedroom units ranging from 1,000-2,000 SF, with an open layout and modern, luxury finishes. Fairchild Place is located within walking distance to the beautiful historic Village of Lewiston and ArtPark outdoor live music venue; an unmatched living experience with incredible accessibility to culture, dining, and entertainment options. Residents enjoy an art centered modern aesthetic, designer finishes, stainless steel appliances, granite countertops, and modern entertainment capabilities.

ADDITIONAL EXPERIENCE



PEGULA SPORTS AND ENTERTAINMENT





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