



# BUFFALO NIAGARA MEDICAL CAMPUS

## \$1.49 Billion

Value of construction projects completed, underway or proposed

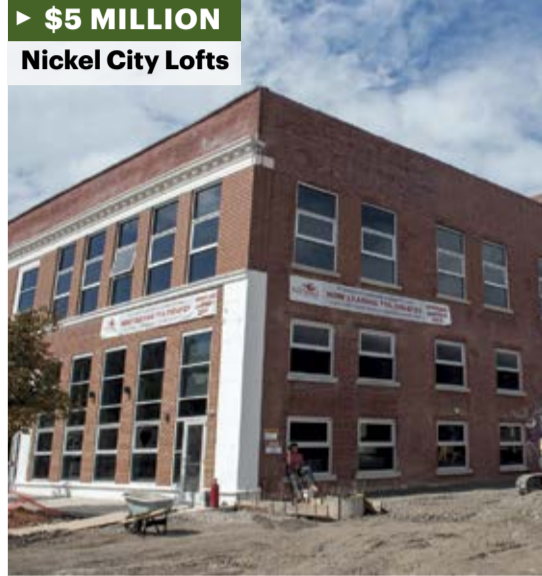
► **\$7.7 MILLION**

**Phoenix Brewery Apartments**



► **\$5 MILLION**

**Nickel City Lofts**



► **OVERHEARD**



JIM COURTNEY

*“The region started turning around when people stopped trying to copy what other cities did. We learned to focus on what has and could make WNY great.”*

**JOSEPH BENEDICT JR.**, executive director, Construction Exchange of Buffalo and WNY Inc.

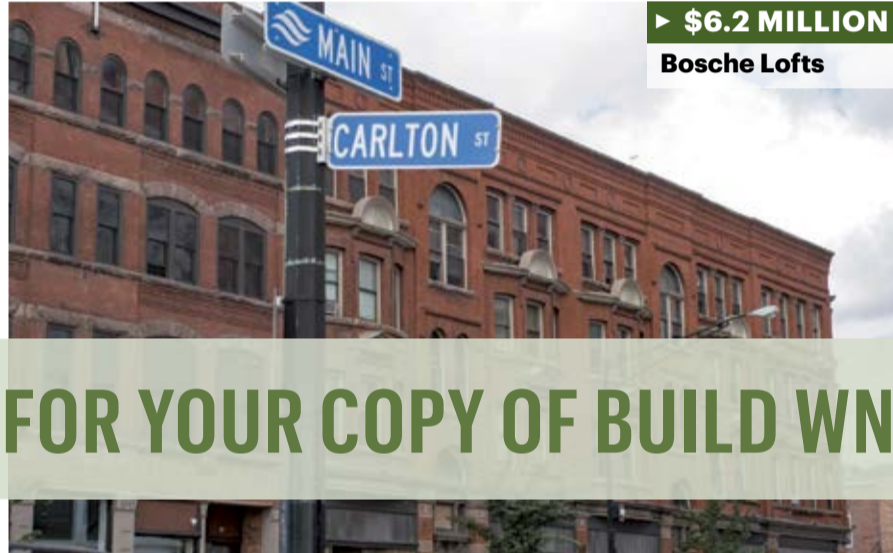
► **\$130 MILLION**

**33 High Street**



► **\$6.2 MILLION**

**Bosche Lofts**



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► **BOUNDARIES**

East: Jefferson Avenue  
West: Delaware Avenue

North: Best Street  
South: Edward Street

ALL PHOTOS, EXCEPT WHERE NOTED: MARK WEBSTER

**\$42 MILLION**

## LOURDES CHURCH RESURRECTED AS PART OF BNMC DEVELOPMENT

The private sector is talking with checkbooks when it comes to spin-off development in and around the Buffalo Niagara Medical Campus. Projects include apartments, restaurants and office buildings.

Ellicott Development Co. is spending \$42 million to adapt the former Our Lady of Lourdes Church into medical and research office space. The Buffalo company wants to retrofit the interior of the circa 1898 church, roughly 15,000 square feet, into three floors.

“This is a classic adaptive reuse,” said Tom Fox, Ellicott director of development.

Plans call for the first floor to house retail and/or restaurant. Office space is proposed for the second floor while the third is for four market-rate apartments.

Each floor should have about 5,000 square feet, depending on final design, Fox said.

The Lourdes church campus at 1091 Main St. is north of the medical campus. The church is the centerpiece of a \$42 million project that includes a six-story building under construction.

“The church alone makes it very



MARK WEBSTER

The 1898 church is the centerpiece of a development on Main Street.

interesting to a lot of people,” Fox said.

Two medical tenants signed leases for the 167,000-square-foot building under construction. General Physician P.C. is a Kaleida Health affiliate led by Dr. Richard Charles. McGuire Development Co. signed General Physician to the building. A dental practice affiliated with the University at Buffalo will locate there, too.

The building will be connected to the church by a two-story walkway.

Plans include 50 underground, or basement, parking spaces. Surface parking is available, as well.

The building’s first floor will be retail and five upper floors will be for offices connected to the medical campus or people looking for a downtown address.

A hotel and parking ramp are possibilities for the site.

—James Fink

# BUFFALO NIAGARA MEDICAL CAMPUS



**BUFFALO NIAGARA MEDICAL CAMPUS** is a major research center that serves as the region's medical hub. Boundaries are Jefferson Avenue to the east, Delaware Avenue to the west, Best Street to the north and Edward Street to the south.

## COMPLETED PROJECTS

**CONSTRUCTION COMPLETED** since 2015

- 1 **1100 Main:** 1100 Main St., Buffalo • Medical offices • Ellicott Development Co. • \$2M
- 2 **Pilgrim Village:** 903 Ellicott St., Buffalo • 165 senior and market rate units • Mark Trammell • \$94.8M
- 3 **John R. Oishei Children's Hospital:** 818 Ellicott St., Buffalo • 12-story, 400,000 SF women and children's hospital • Turner Construction Co., Kaleida Health • \$270M
- 4 **John R. Oishei Children's Hospital Ambulatory Care Center:** 1001 Main St., Buffalo • Relocate Women & Children's outpatient clinics from 219 Bryant to 1001 Main St. • LPCiminelli Inc., Kaleida Health • \$18.1M
- 5 **Conventus:** 1001 Main St., Buffalo • 300,000 SF, six-story medical office building with below-ground parking. Connected to John R. Oishei Children's Hospital and Jacobs School of Medicine & Biomedical Science • Ciminelli Real Estate Corp., LPCiminelli Inc. • \$110M
- 6 **Buffalo General Medical Center exterior/access upgrades:** 100 High St., Buffalo • Lobby and access upgrades • Kaleida Health, C&S Cos. • \$5.7M
- 7 **Jacobs School of Medicine & Biomedical Sciences, UB:** Main and High streets, Buffalo • 8-story, 670,000 SF complex for medical education, biomedical research and patient care • LPCiminelli Inc. • \$375M
- 8 **Roswell Park Pediatric Clinic:** Roswell Park Comprehensive Cancer Center • Katherine, Anne and Donna Gioia Pediatric Hematology Oncology Center, pediatric clinic on ground floor of hospital • \$5.7M
- 9 **EWI New York & Pennsylvania:** 810 Main St., Buffalo • 18-unit apartment building • Legacy Development • \$4.8M
- 10 **Phoenix Brewery Apartments:** 835 Washington St., Buffalo • 31 apartments, 2,500 SF commercial • Sinatra & Co. • \$7.7M
- 11 **BNMC Tunnel:** 640 Ellicott St., Buffalo • Underground tunnel to connect Buffalo General Medical Center with John R. Oishei Children's Hospital • Turner Construction • \$5M
- 12 **St. John Townhomes II:** 184 Goodell St., Buffalo • 49 new townhomes on 17 sites • Lamparelli Construction, Foit-Albert • \$11M

## UNDER CONSTRUCTION

- 13 **Our Lady of Lourdes church:** 1115 Main St., Buffalo • Renovation of church into six-story office building • Ellicott Development Co. • \$42M
- 14 **Buffalo Niagara Medical Campus parking structure:** 854 Ellicott St., Buffalo • 1,825-space, eight-story structure • LeChase Construction Services LLC, BNMC Inc. • \$45.7M
- 15 **Roswell Park Grace Cancer Drug Center:** Roswell Park Comprehensive Cancer Center, Buffalo • Renovate interior of center to accommodate clinical and administrative support functions • \$2M
- 16 **UB Innovation Hub:** 701 Ellicott St., Buffalo • Renovate space to house tech startups • \$7M
- 17 **BNMC Smart Pill building:** 847 Main St., Buffalo • Tenant space for startup and small companies • Krog Corp. • \$8M
- 18 **McCarley Gardens:** 818 Michigan Ave., Buffalo • First phase renovations and construction of 150 townhomes • Sinatra & Co. • \$35M



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## PROPOSED PROJECTS

- 19 **Linwood Apartments:** 67 North St., Buffalo • Conversion of Ascension Church into 28 apartments, age 55 and up • Episcopal Community Housing Development • \$10M
- 20 **33 High Street:** 33 High St., Buffalo • Office building with expansion • Ciminelli Real Estate Corp., Arc Building Partners • \$130M

- 21 **St. Louis Apartments:** 810 Main St., Buffalo • 18-unit apartment building • Legacy Development • \$4.8M