THE MONROE
LEASING PACKAGE

FEBRUARY 2019

1786 MAIN & 1040 LAFAYETTE

BUFFALO, NY

THE MONROE

THE TEAM

BY:

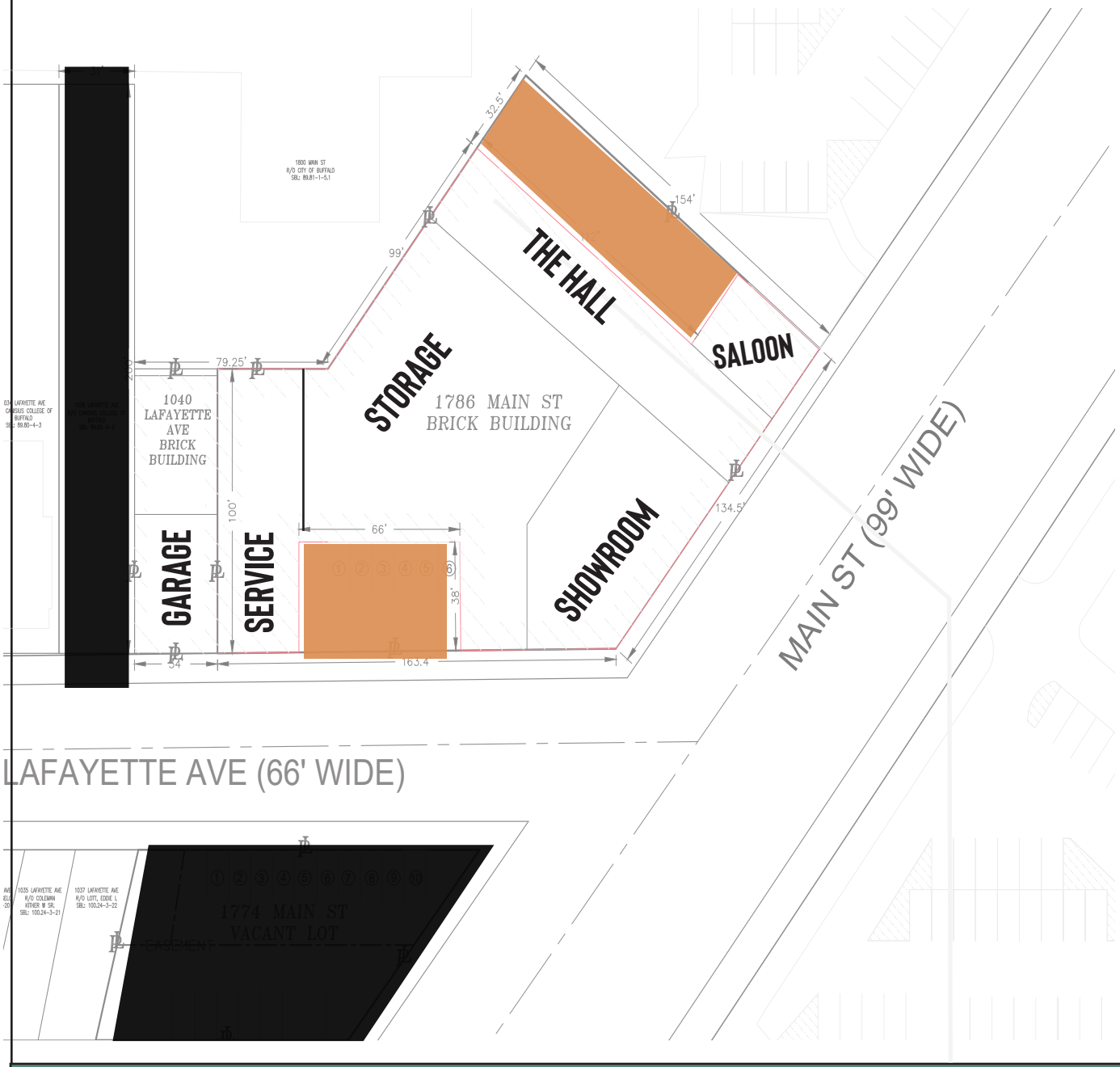
PRESERVATION STUDIOS

BUFFALOVE DEVELOPMENT

URBAN Vantage

Common Bond Real Estate

Contact Bernice Radle at: Bernice@Buffalovedevelopment.com
We may pay broker fees in some cases. Contact us with questions.
We do not wish to directly operate the spaces. Ideas discussed here are not comprehensive.
Will build to suit. Rental rates vary based on build out needs of tenant.



THE SPACE

OFF-STREET PARKING

PLANNED PATIOS/COURTYARDS

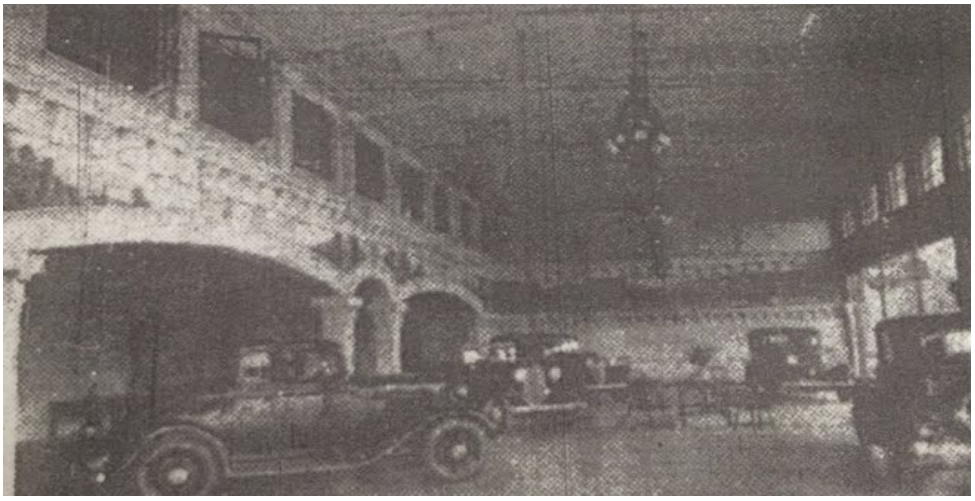
We want to hear from any interested operators, especially those in the following categories:

- SHOP: An anchor market space or multiple users that include prepared foods, fresh foods, clothing, art, antiques and tools.
- WORK: Co-working and meeting space for start-up companies or more traditional office space.
- PLAY: Experiantial uses, possibly including ax throwing, rock climbing, bowling, archery, arcade, pool, painting, board games, or other “Activity Based Hangouts.”
- LISTEN: Uses including a performance stage, bar, and/or restaurant.

THE SHOWROOM

The premier space in the Monroe is the Showroom, a roughly 8,000 square foot area, where cars were originally displayed and sold to customers.

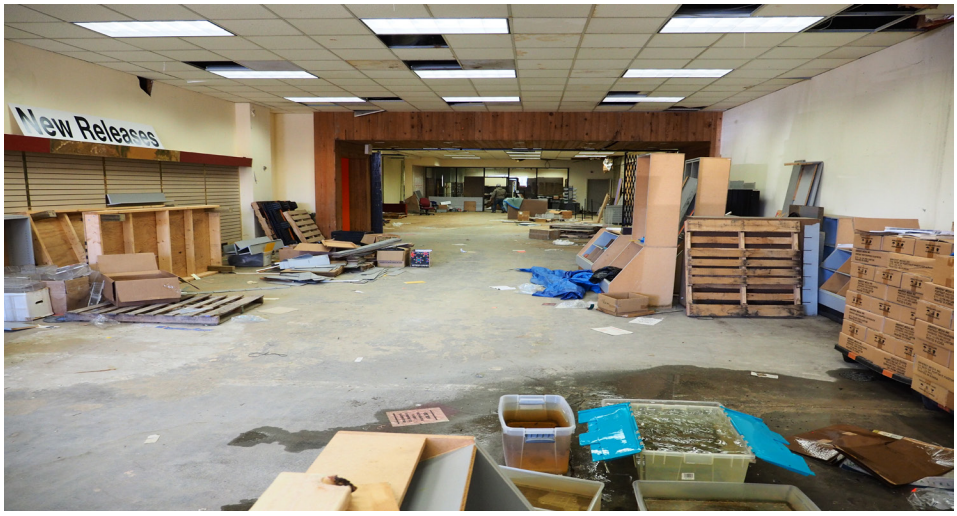
Following rehabilitation, this space will feature plentiful light, with storefront windows facing Main Street, high ceilings and mezannine looking out over the showroom.



Anticipated Monthly Rent: $13/SF/yr.
Approximate Square Footage: 8,000

THE HALL & SALOON

The Hall is a long narrow building at the northern portion of the property. We intend to install a patio which will be accessible from the rear portion of this space, while the front portion is accessible from Main Street with a large storefront window.



The saloon is a small, 2-story building at the far north portion of the building which is adjacent to the hall but not as deep. It is not, but could be connected to the remainder of the complex.

Anticipated Monthly Rent: $11/SF/yr.
Approximate Square Footage (TH): 5,000
Approximate Square Footage (S): 2,000

GARAGE & SERVICE

While it might not look like it now, the garage is still an attractive portion in the complex,with a significant amount of natural light. Bricked in windows on the East elevation could be uncovered to connect it to the adjacent "Service" space. The Service space originally had large garage doors which could be reintroduced for access to a potential courtyard on Lafayette.

Anticipated Monthly Rent: $12/SF/yr.
Approximate Square Footage (G): 3,000
Approximate Square Footage (S): 3,000

STORAGE

The rear portion of the building was previously used to store extra cars. It is a large space that will be accessible from the courtyard on Lafayette. The space will be somewhat more affordable, and we are seeking an activity based hangout use for this space.

Anticipated Monthly Rent: $9.50/SF/yr.
Approximate Square Footage: 13,000

USES

SHOP

We hope to attract a grocer, small market, or food hall operator. This could feature many kiosks at a price accessible for new companies or existing companies to test out expansion, without the risk of a large footprint. This should also provide variety to shoppers who can eat while shopping. Given the lack of walkable options for fresh food in the surrounding neighborhood, we hope to attract some of Buffalo's great bakeries, butcher shops, and small farms to sell their foods.

Potential Users:

- cafe & roastery
- prepared food
- fresh food
- artist sales
- clothing
- furniture
- tools
- crafts
- antiques
- consignment
- books
- bikes

WORK

We hope to attract some co-work or office tenants to use the building. These users can support the other businesses in the complex. We would like to support small and growing businesses in this space. Ancillary office uses to these companies, including accounting, banking or web development services are also a priority.

Potential Users:

- Design
- Tech
- Art
- Sales
- Consulting
- Insurance
- Real Estate
- Freelance

PLAY

We hope to attract interesting, engaging, fun uses that could range from bowling, to hatchet throwing, to yoga, to trampolines, or anything in between. We intend this to be an additional incentive to get people to the space in "off hours" and will encourage them to patronize local businesses as they can get some active fun in with shopping in one stop. We hope that these activities will be generally accessible to all ages, although uses geared specifically to children or adults will be considered.

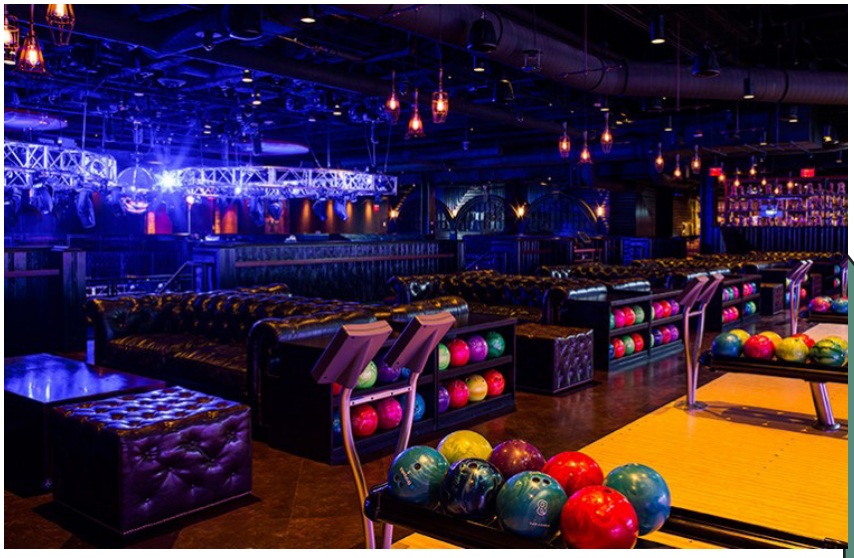


Photo of: Brooklyn Bowl. Las Vegas, Nevada

Potential Users:

- Bowling
- Hatchet throwing
- Archery
- Rock climbing
- Trampoline
- Yoga
- Arcade
- Board game hall
- Billiards

LISTEN

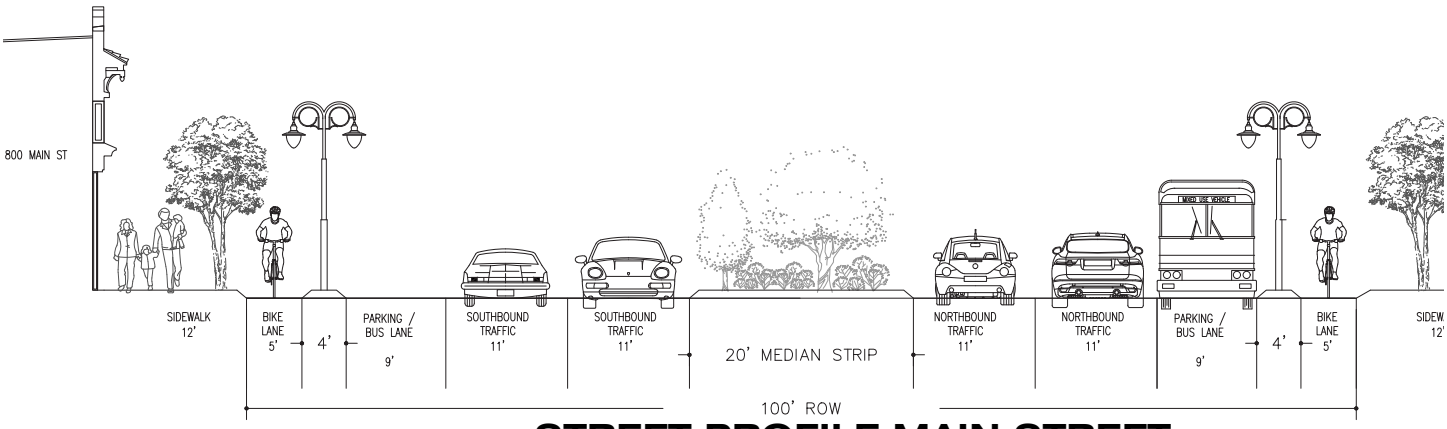
We would like to see live performances at a stage in the building, perhaps as par tof a larger bar, restaurant, or cafe.

Given the lack of comparable spaces in the immeadiate area, we anticipate that a facility for entertainment and educational uses would be unique, supported by the surrounding community and beyond.

Potential Users:

- Poetry
- Concerts
- Lectures
- Speeches
- Presentations/Meetings
- Plays
- Musicals
- Movies

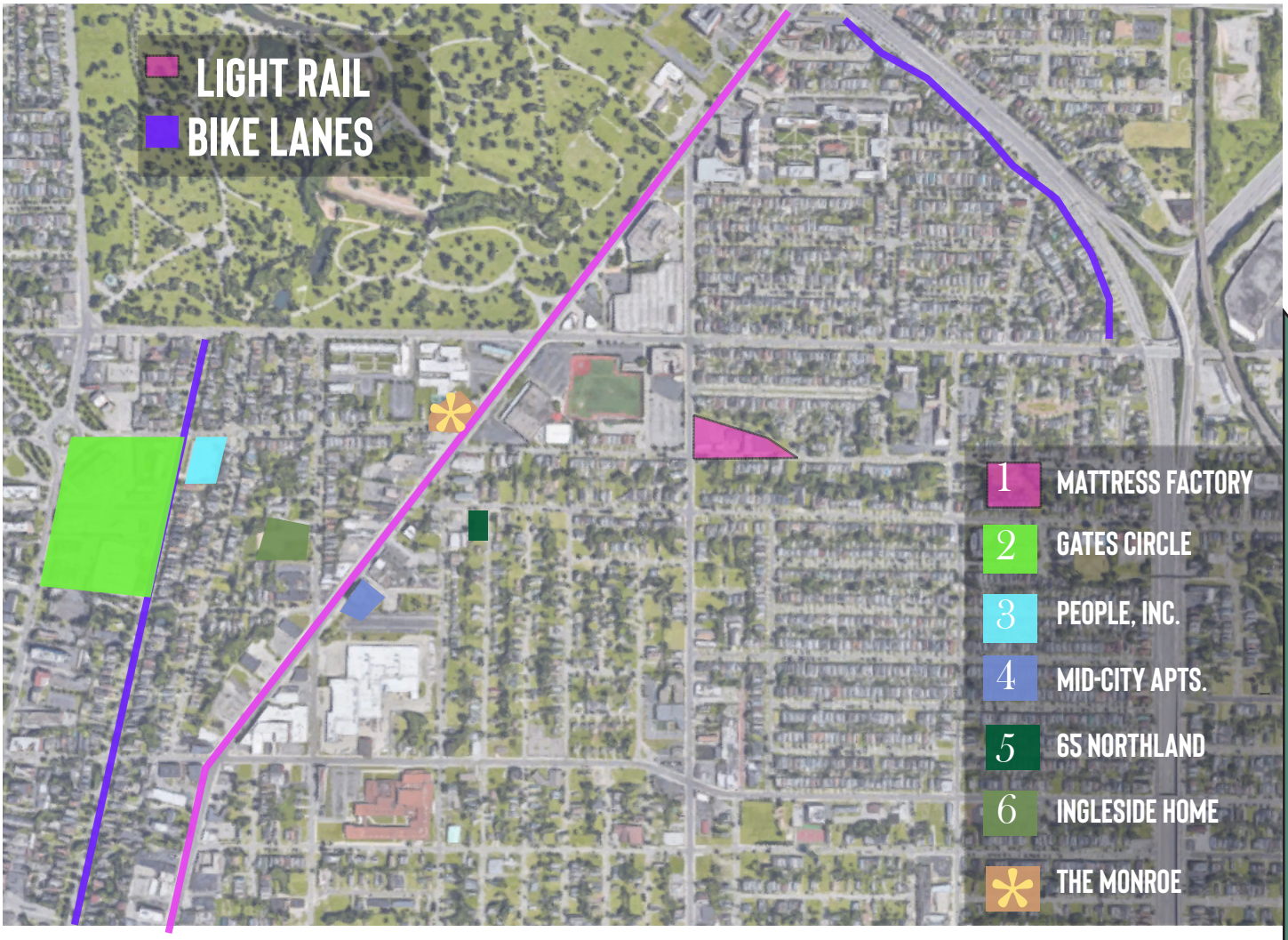
The Project location is surrounded by Canisius College facilities and housing. Notably, the site is adjacent to the Koessler Center & Demske Sports Complex, which collectively host hundreds of events for thousands of visitors each year, including many alumni and parents of students. The site is surrounded by a significant amount of parking.



STREET PROFILE MAIN STREET

We will be working with government officials towards streetscape improvements on Main Street. We hope that these features will make the project site more accessible from across Main Street, which will cut down on parking demand. Similar interventions have taken place on other sections of Buffalo's Main Street, improvements should include:

New street trees
New lighting
A protected bike lane
New benches
Improvements to the bus stop
A new median & lane width reductions



1. The Mattress Factory - located at 170 Florida Street, this $6.5 million project completed in 2017 by developers Jason Yots and Karl Frizlen added 34 market-rate apartments and 3,000 square feet of retail space. The building is currently fully occupied.

2. Gates Circle - This large, multi-building development project began with a $41 million building housing 43 senior living units. Future phases will add hundreds of additional units and thousands of square feet of commercial space over the coming years.

3. People, Inc. - 37 one and two bedroom apartments targetted at residents 55 and older with a mix of incomes. The project, with a total cost of $11.4 million, will be completed in early 2019.

4. Mid-City Apartments - This $10 million project will result in 50 units of new 1, 2, and 3 bedroom workforce housing and ground floor commercial space.

5. 65 Northland - This $850,000, 4-unit infill project will include green elements, like solar and geothermal power.

6. Ingleside Home - 24 Market Rate units in this historic rehabilitation project.