

WEHRLE

professional center



*A Crossroads Location for
PEDIATRIC EXCELLENCE*

McGuireDevelopment Co

Pioneer of the TRANSPARENT Process

Be an Exclusive Tenant in the
*PEDIATRIC CENTER
OF EXCELLENCE*
opening 2009



PROJECT SCOPE

The Pediatric Center of Excellence is the **FIRST OF ITS KIND** in Western New York and will feature a multi-disciplinary approach to care, offering a full spectrum of superior services. This **ONE-STOP COMPREHENSIVE APPROACH** to care will create a convenient and fruitful experience for both the patient and tenant. This premier Center has been designed to meet the growing pediatric demands of residents in the **DENSELY POPULATED SUBURBS** of Amherst/Williamsville, Cheektowaga, Lancaster and Clarence. The **CENTER OF EXCELLENCE** will consist of four buildings with Williamsville Pediatric Center occupying more than half of the 20,000 square foot, Phase I building. When completed, the entire complex will total more than 60,000 square feet.

ANCHOR TENANT HIGHLIGHTS



WILLIAMSVILLE PEDIATRIC CENTER will anchor 20,000 square feet of space in a state-of-the-art **PEDIATRIC CENTER OF EXCELLENCE** located at the Wehrle Corporate Center on Wehrle Drive in Williamsville.

Williamsville Pediatric Center is one of **LARGEST PEDIATRIC GROUPS** in the area with five partners and seven board certified pediatricians specializing in pediatric care, nutrition counseling and lactation services. The progressive, vibrant practice has a current patient load of 10,000 with expectations for impending future growth topping 15,000.

BENEFITS AT A GLANCE

- ◆ First of its Kind in a Unique Crossroads Location Catering to: **Amherst/Williamsville, Cheektowaga, Lancaster and Clarence.**
- ◆ **Campus Style Setting** Creates a One-Stop Shop for Pediatric Services.
- ◆ **Lancaster IDA Approved** for Property and Sales Tax Abatement.
- ◆ **Convenient Access** from New York State Thruway, Kensington Expressway, Route 5, Route 78.
- ◆ **DOT Traffic Count:** 13,900 vehicles per day.
- ◆ **Central Location:** Surrounded by a Plethora of Services, Retail and Restaurants.



FLOOR & PLANS, PROJECT VISUALS



Location, Location, Location.

VIBRANCY

GROWTH

One of Wehrle Professional Center's **MOST VALUABLE ASSETS** is its location. Centered in a growth hub, this ideal crossroads location is convenient for residents in Amherst/Williamsville, Cheektowaga, Lancaster and Clarence.

Additionally, its close proximity to the New York State Thruway, Kensington Expressway, Route 5 and Route 78 make it easily accessible for patients in the outlying suburbs as well as Downtown Buffalo and Rochester.

A Desirable Location for a Pediatric-Based Service Provider...

AMHERST/WILLIAMSVILLE

Population Growth Trends

2007	2000	1990
123,500	122,000	116,000

Child Population

Under 5 yrs. of age	6,900
5 to 9 yrs.	6,896
10 to 14 yrs.	6,832
15 to 19 yrs.	10,666

Total 31,294

Schools

8 Elementary, 5 Middle, 4 High

CHEEKTOWAGA (Town only)

Population Growth Trends

2007	2000	1990
90,251	94,019	99,314

Child Population

Under 5 yrs. of age	4,270
5 to 9 yrs.	5,002
10 to 14 yrs.	5,174
15 to 19 yrs.	5,050

Total 19,496

Schools

2 Elementary, 1 Middle, 1 High

LANCASTER (excluding the Village)

Population Growth Trends

2007	2000	1990
39,000	39,000	32,000

Child Population

Under 5 yrs. of age	2,554
5 to 9 yrs.	2,780
10 to 14 yrs.	2,939
15 to 19 yrs.	2,318

Total 10,591

Schools

6 Elementary, 1 Middle, 1 High

CLARENCE (excluding Clarence Ctr.)

Population Growth Trends

2007	2000	1990
28,000	26,000	20,000

Child Population

Under 5 yrs. of age	1,638
5 to 9 yrs.	2,187
10 to 14 yrs.	2,185
15 to 19 yrs.	1,848

Total 7,858

Schools

4 Elementary, 1 Middle, 1 High

Total Population: 280,751
Total School Enrollment: 27,525

Figures are rounded
 Sources: Census.gov; District websites

EXPERIENCE

THE TEAM at McGuire Development Company has nearly 60 years of combined experience and has leased, restructured and/or managed more than 16 million square feet of space.

Our Medical Office Portfolio Includes:

- ◆ Brain & Spine Center in Amherst
- ◆ Omni Pain & Wellness Center in Hamburg
- ◆ Lakeshore Family Medicine in Derby
- ◆ Management of more than 700,000 square feet of skilled nursing, rehabilitation, senior apartment and pharmacy space in New York and Michigan.

WE GUARANTEE a TRANSPARENT, open business process coupled with the involvement of executive-level staff in every facet of a project, enhancing its scope from conception to completion.

We look forward to working with you.

"Our Level of trust and comfort with the professionals at McGuire Development Company is what ultimately guided us to pursue our professional vision for a state-of-the-art pediatric center.

Their open communication on project costs, building designs and return on investment gave us the realistic expectations we needed to make sound business decisions.

We could not have found a better level of customer service or a better company to develop our Pediatric Center of Excellence."

- Dr. Rebecca Molnar
Williamsville Pediatrics

"Working with McGuire Development Company on the development and construction of a new medical center has been a rewarding and positive experience.

Their honest, up front policies on costs, scheduling and innovative building designs allowed me to maximize the facility's potential, taking it far beyond what I had originally imagined. Most importantly, their team-based approach assured me that executives were involved in every facet of the development process.

I enthusiastically recommend McGuire Development Company and praise them for their refreshing, open and trustworthy business standards."

- Dr. Michael Landi
Brain and Spine Center



Please feel free to contact any of the references listed below.

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