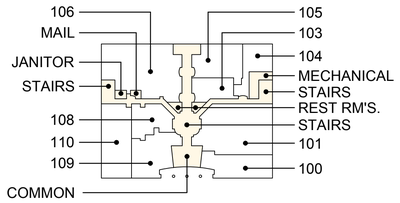
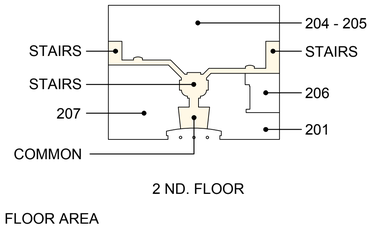
SUITE LOCATION LEGEND:



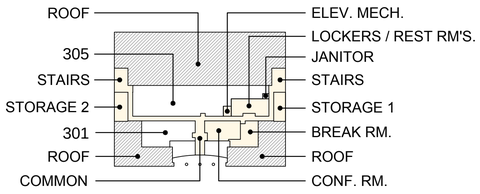
1 ST. FLOOR

GROSS FLOOR AREA	25,697 s.f. +/-
SUITE 100: UNIVERSITY PEDIATRIC DENTISTRY	1,847 s.f. +/-
SUITE 101: WINDSONG RADIOLOGY GROUP, P.C.	4,236 s.f. +/-
SUITE 103: VACANT SUITE	1,060 s.f. +/-
SUITE 104: VACANT SUITE	1,265 s.f. +/-
SUITE 105: QUEST DIAGNOSTICS SUITE	1,938 s.f. +/-
SUITE 106: HIGHGATE MEDICAL GROUP, P.C.	4,508 s.f. +/-
SUITE 108: VACANT SUITE	1,366 s.f. +/-
SUITE 109: VACANT SUITE	2,102 s.f. +/-
SUITE 110: VACANT SUITE	2,578 s.f. +/-
TOTAL COMMON AREA	**4,798 s.f.+/-**
- H.C. REST RMS. (men's & women's)	189 s.f.+/-
- MECHANICAL ROOM	440 s.f. +/-
- JANITOR CLOSET	89 s.f. +/-
- MAIL ROOM	81 s.f. +/-
- TRAVEL PATH	3,999 s.f. +/-



2 ND. FLOOR

GROSS FLOOR AREA	25,544 s.f. +/-
SUITE 201: GREATER BUFFALO PHYSICAL THERAPY, P.C.	4,056 s.f. +/-
SUITE 204 - 205: TONAWANDA PEDIATRICS, L.L.P.	11,286 s.f. +/-
SUITE 206: TONAWANDA PEDIATRICS, L.L.P.	1,317 s.f. +/-
SUITE 207: HIGHGATE MEDICAL GROUP, P.C.	6,036 s.f. +/-
TOTAL COMMON AREA (TRAVEL PATH)	**2,849 s.f. +/-**

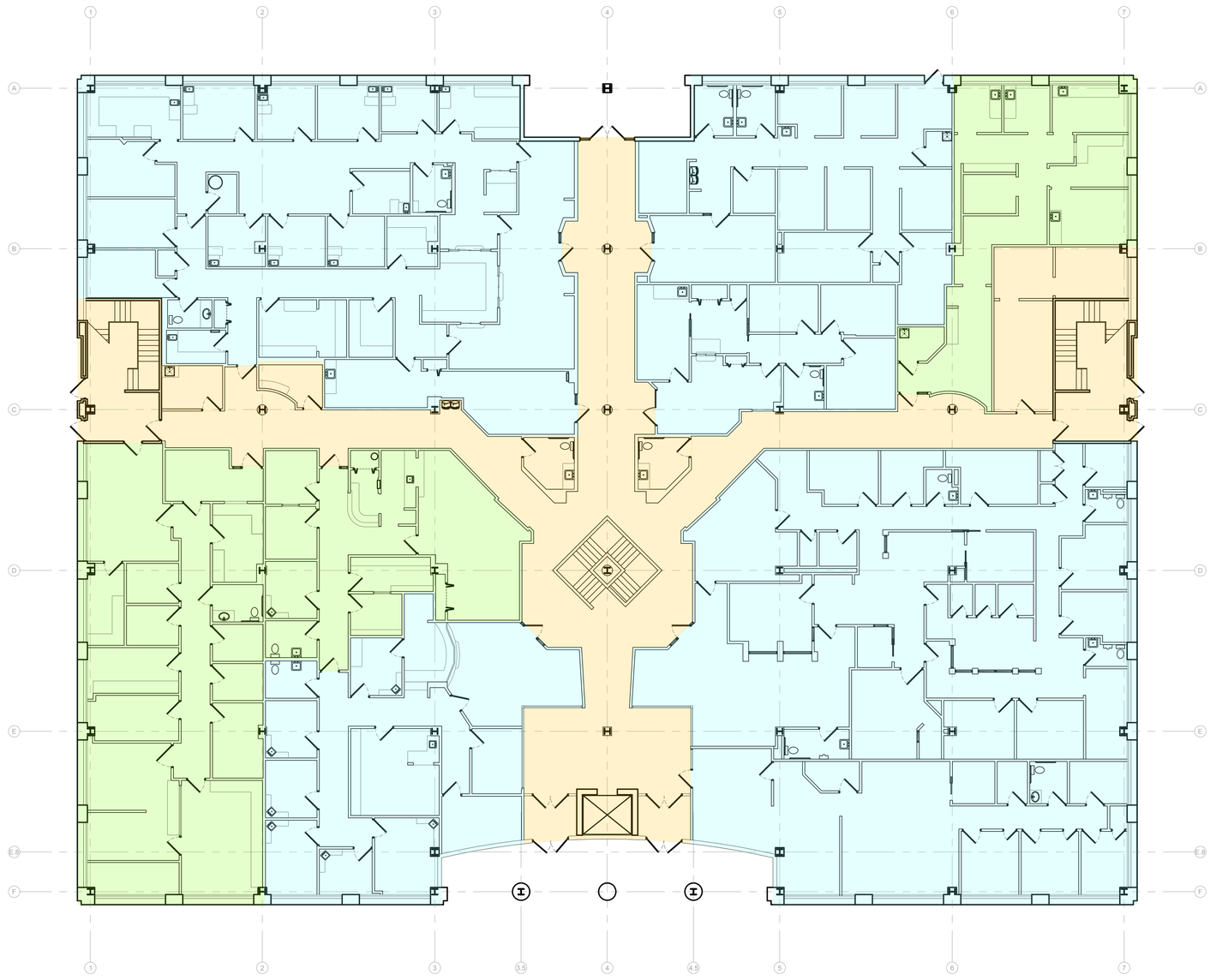


3 RD. FLOOR

GROSS FLOOR AREA	10,700 s.f. +/-
SUITE 301: HEALTHTEC SOLUTIONS, INC.	3,863 s.f. +/-
SUITE 305: HEALTHTEC SOLUTIONS, INC.	1,391 s.f. +/-
TOTAL COMMON AREA	**5,446 s.f. +/-**
- CONFERENCE RM.	754 s.f. +/-
- BREAK RM.	611 s.f. +/-
- TENANT STORAGE AREA 1	390 s.f. +/-
- TENANT STARAGE AREA 2	452 s.f. +/-
- ELEVATOR MECHANICAL RM.	90 s.f. +/-
- JANITORS CLOSET	36 s.f. +/-
- LOCKER RMs. (men's & women's)	560 s.f. +/-
- H.C. REST RMS. (men's & women's)	146 s.f. +/-
- TRAVEL PATH	2,407 s.f.+/-

FLOOR KEY PLANS

SCALE: N.T.S.



FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"

1

- VACANT AREAS
- OCCUPIED AREAS
- COMMON AREAS

No.	Description	Date
-	RE-ISSUED TO CLIENT	8-15-22
-	ADDED COMMON AREAS	7-7-22
-	ISSUED FOR CLIENT REVIEW	2-11-22

△ - REVISIONS

NORTHWOODS CENTER

AMHESRT, NEW YORK

McGUIRE DEVELOPMENT
BUFFALO, NEW YORK

FIRST FLOOR PLAN

ISSUED 8/15/22
LAUER-MANGUSO ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837 - 0833

Date: 2/4/2022
Drawn By: LMA
Checked By: LMA
Job Number: 20037

Drawing No. A-2.1

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