



# DEVELOPMENT OPPORTUNITY

ROCHESTER, NY



BUCKINGHAM  
PROPERTIES



ROCHESTER REGIONAL HEALTH  
OMNI FINANCIAL  
CANANDAIGUA NATIONAL BANK

MINDEX TECHNOLOGIES  
48 LUXURY RESIDENTIAL UNITS

NEW DEVELOPMENT

CENTRAL ROCK GYM



HIGHLY VISIBLE  
FRONTAGE  
ON ALEXANDER  
STREET



SURFACE PARKING  
& FUTURE PARKING  
GARAGE



COMPLETELY  
CUSTOM  
BUILD-OUT



FLEXIBLE  
SITE FOOTPRINT



ALEX PARK - DEVELOPMENT OPPORTUNITY



ALEXANDER STREET LOOKING SOUTH TOWARD MONROE AVENUE



OPPORTUNITY FOR FRONTAGE ALONG ALEXANDER STREET LOOKING WEST



DEVELOPMENT SITE EXTENDS EAST TOWARD CENTRAL ROCK GYM



# DOWNTOWN



DEFINITELY.

## PRIME LOCATION READY FOR DEVELOPMENT-TO-SUIT!

Now's the time to bring your vision to reality on one of Rochester's most desirable locations! Buckingham Properties is seeking retailer anchors to become a part of our newest development, Alex Park. Running along Alexander Street between Monroe and East Avenues, Alex Park is truly the gateway to downtown Rochester, with easy access and high visibility.

## DOWNTOWN IS ON THE RISE

More than 8,000 now call downtown home. With a history of low vacancy rates and 17 new housing projects in the pipeline, that number is expected to top 10,000 people by 2023.

## INVESTMENT IS BOOMING

More than \$2.5 billion has been invested in downtown since 2000. Downtown Rochester is the fastest growing area in the region, and private investor confidence is at an all-time high.



**48,000**  
PEOPLE WORKING  
DOWNTOWN



**8,000**  
PEOPLE LIVING  
DOWNTOWN



**5 MILLION**  
DOWNTOWN VISITORS  
ANNUALLY



**\$770 MILLION**  
BEING INVESTED IN  
DOWNTOWN DEVELOPMENT



**7<sup>TH</sup> "BRAINIEST"**  
LARGE METRO IN THE NATION  
(OUTRANKING PLACES SUCH AS  
AUSTIN, TX AND SILICON VALLEY)



**ANCHOR RETAIL OPPORTUNITY**



**PEDESTRIAN-ORIENTED STREETScape**



**COMPLETELY CUSTOM TO SUIT YOUR NEEDS**

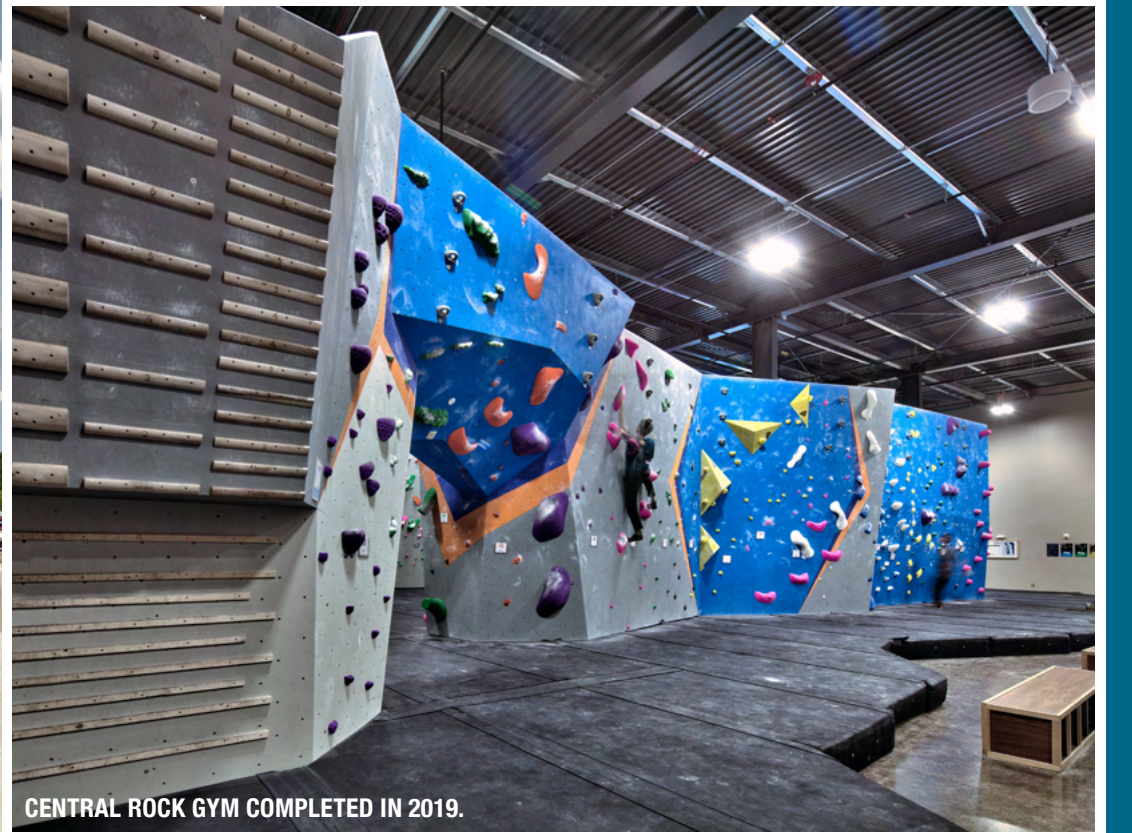
Alex Park offers an amazing location with easy access and high visibility - in the heart of Rochester's transformative development scene.



250 ALEXANDER: MIXED-USE BUILDING COMPLETED IN 2020. HEADQUARTERS OF MNDEX TECHNOLOGIES. 48 LUXURY APARTMENTS.



250 ALEXANDER LUXURY APARTMENT.



CENTRAL ROCK GYM COMPLETED IN 2019.



## WHO WE ARE

Buckingham Properties is a real estate developer and property management company located in Rochester, New York.

- **10 MILLION SF PORTFOLIO**
- **ON-SITE PROPERTY MANAGERS**
- **IN-HOUSE DESIGN & CONSTRUCTION SERVICES**

Buckingham has completed several notable development projects, including Alex Park, Tower280 at Midtown, The Butler/Till Building at 260 East Broad, Edge of the Wedge, and Buckingham Commons.

Buckingham was voted Rochester's #1 Property Management Firm for the last four years. Our on-site facilities team takes great pride in each of our properties, going above and beyond every day to ensure the satisfaction of our tenants.

We maintain all of our properties with an in-house property management team focused on exceptional customer service. Service requests are addressed within 24 hours by our reliable facilities team, and remain on-call 24 hours a day to immediately address emergencies.

## OUR CORE VALUES

Over the last five decades, Buckingham Properties has grown, adapted, and flourished, overcoming tremendous challenges, and reimagining what it means to be the area's leading real estate developer and property manager. Our core values define our behavior and serve as a roadmap for our actions as we move into our next chapter.



*Be Empowered*

We take ownership of our decisions, hold ourselves accountable for our actions, and stay true to our integrity.



*Share your Strengths*

We balance new ideas with our existing wisdom and expertise.



*Make an Impact*

As leaders in the community, we are excited by opportunities and transformative change.





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**BUCKINGHAM**  
PROPERTIES

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