

# NNN LEASED SURGERY CENTER AND MEDICAL OFFICE

Class A | 28,544 Sq. Ft. | 5844 Southwestern Blvd  
Hamburg, NY



**ZEUSTRA**

CONFIDENTIAL INVESTMENT MEMORANDUM



## Important Information Concerning this Memorandum

This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property located at 5844 Southwestern Blvd (the “Property”).

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

This Memorandum contains certain statements, estimates, and projections regarding the anticipated performance of the Property. These forward-looking statements reflect various assumptions that may or may not prove to be accurate. Recipients should conduct their own independent investigations and analysis. Nothing contained herein should be considered a guarantee or representation of future results.

The information in this Memorandum is not intended to be all-inclusive, and it does not constitute legal, tax, accounting, or investment advice. Only those specific representations and warranties contained in a definitive agreement, if and when executed, shall have any legal effect.

Neither the delivery of this Memorandum nor any subsequent communications shall be deemed to imply that there has been no change in the business, condition, or affairs of the Company or the Property since the date of this Memorandum. Zeustra and the Company expressly disclaim any obligation to update this Memorandum or to correct any inaccuracies that may become apparent. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction where such offer or solicitation would be unlawful. Parties who do not wish to pursue the opportunity, or who are requested to do so by Zeustra or the Company, must promptly return or destroy all materials received, including this Memorandum and any related information, without retaining any copies.

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Any questions or requests for additional information should be addressed to ZEUSTRA, LLC, to the attention of the following individuals.

## EXCLUSIVE ADVISORS

### ERIK GAINOR

*President*  
717.503.6785  
[Erik.Gainor@zeustra.com](mailto:Erik.Gainor@zeustra.com)

### RYAN LUPO

*Senior Vice President*  
732.856.4349  
[Ryan.Lupo@zeustra.com](mailto:Ryan.Lupo@zeustra.com)

### RICHARD CEFALU

*Associate*  
732.484.2888  
[Richard.Cefalu@zeustra.com](mailto:Richard.Cefalu@zeustra.com)



# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY



## OVERVIEW

**Zeustra, LLC ("Zeustra")** is proud to present this exclusive opportunity to acquire 5844 Southwestern Blvd, a 23,777-square-foot, multi-tenant medical office and ambulatory surgery center located in the Hamburg submarket of the Buffalo, New York MSA. This institutional-quality medical asset provides immediate exposure to essential outpatient healthcare real estate, supported by strong in-place cash flow, long-term tenancy, and durable regional medical fundamentals anchored by hospital-affiliated and physician-owned users.

The building is 100% occupied by a complementary roster of medical tenants, including Premier Ambulatory Surgery Center, Kaleida Health, Sharma Family Medicine, Lakeshore Eye Care, Casey's Rx Pad pharmacy, and dedicated medical timeshare space. Premier ASC uses span surgery, imaging, primary care, ophthalmology, and pharmacy services, creating a highly integrated outpatient ecosystem that drives patient stickiness and long-term tenancy. The property features purpose-built medical and surgical buildouts designed to support efficient clinical operations and mission-critical healthcare delivery.

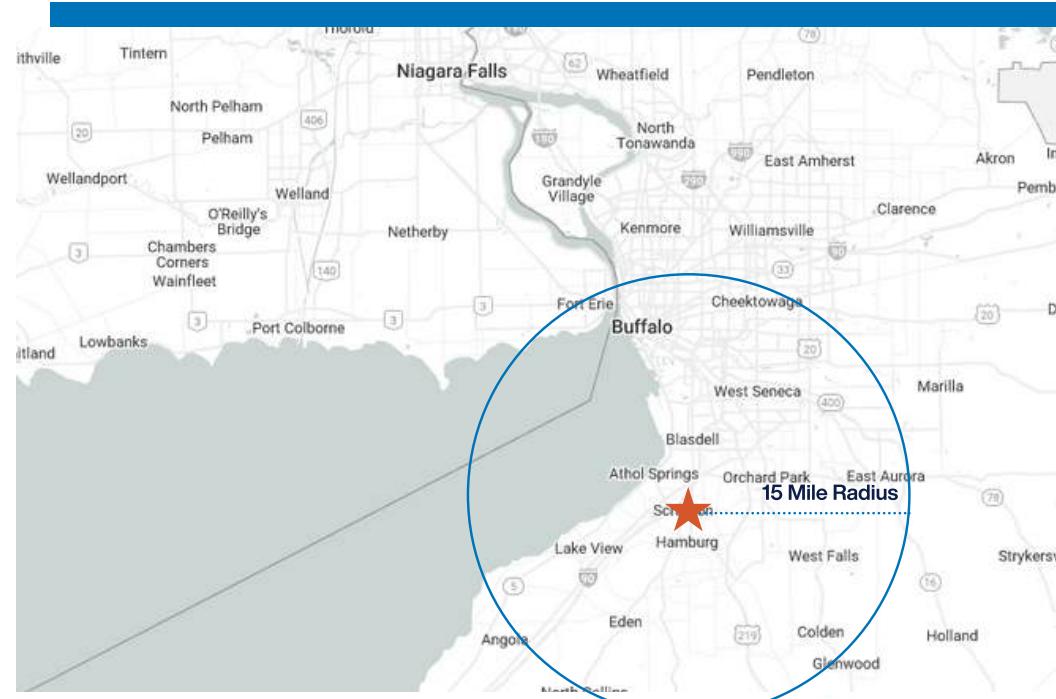
## Property Information

<b>Total Rentable SF</b>	23,777
<b>Property Occupancy</b>	100%
<b>Total Net Operating Income (Year 1)</b>	\$683,078
<b>Lease Structure</b>	Triple-Net
<b>Weighted Lease Term</b>	6.23 Years
<b>Year Built</b>	2018

Strategically located along Southwestern Boulevard, a primary commercial and medical corridor serving Hamburg and the greater Southtowns region, the property benefits from strong visibility, accessibility, and proximity to established residential neighborhoods and regional healthcare infrastructure. The Buffalo MSA offers stable demographics, limited new medical supply, and consistent demand for outpatient services, supported by a large insured population and a growing emphasis on cost-efficient, off-campus care delivery.

All tenants operate under triple-net (NNN) leases with a diversified tenant base and an ambulatory surgery center, the asset offers durable cash flow backed by essential healthcare operators in a market characterized by high replacement costs and barriers to entry.

With stable occupancy, strong healthcare fundamentals, and a fully leased, hospital-aligned outpatient medical facility, 5844 Southwestern Blvd represents a compelling opportunity to acquire a core-plus medical investment in an established and resilient healthcare corridor.





DEVELOPMENT  
OPPORTUNITY

# DEVELOPMENT OPPORTUNITY



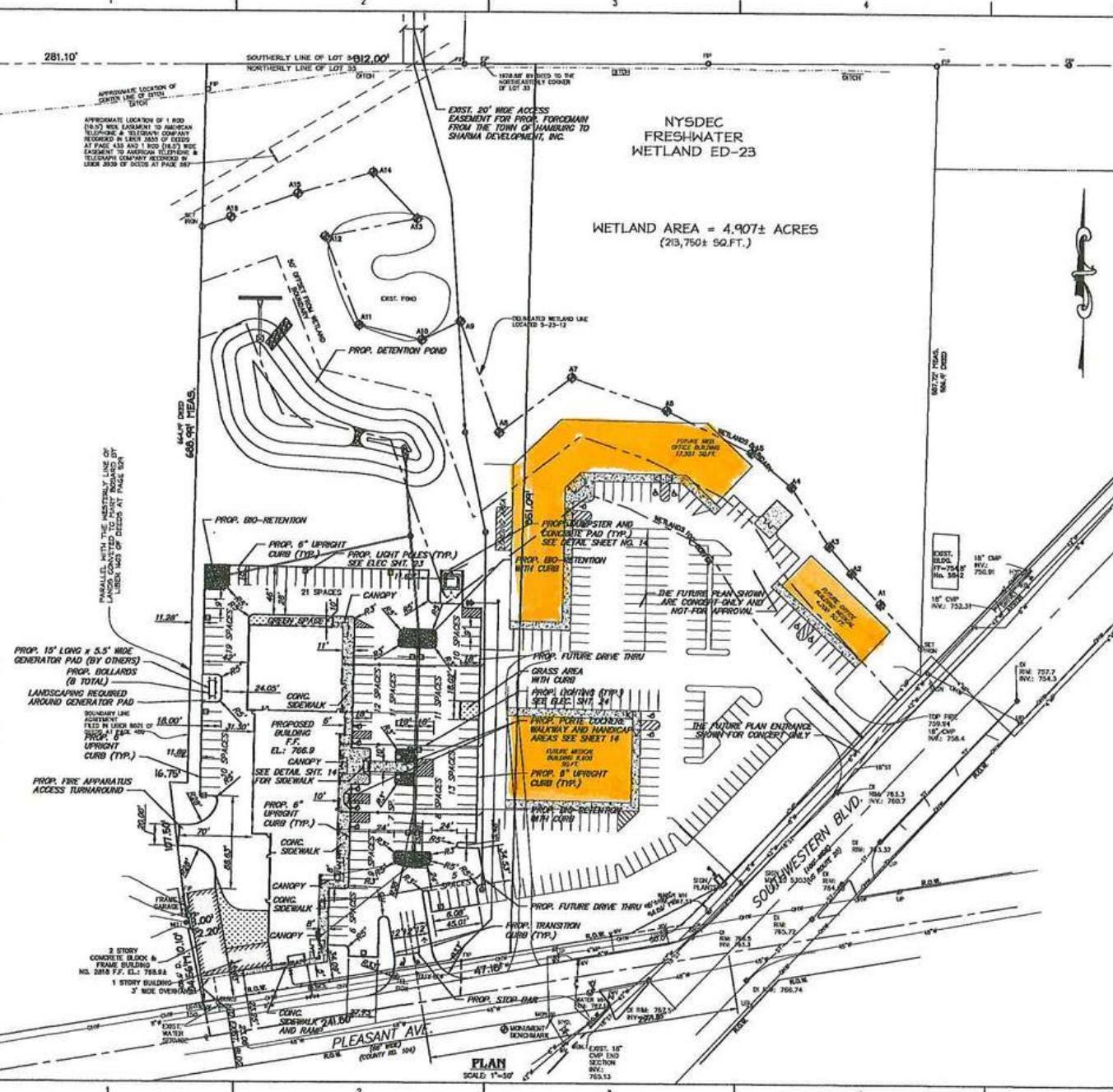
In addition to the offering at 5844 Southwestern Blvd, the seller controls the adjacent parcel directly contiguous to the existing medical campus and is open to pursuing a development partnership or structured transaction with a qualified buyer or healthcare system. The site already benefits from approved development plans and presents a rare opportunity to expand a fully leased, operating outpatient medical destination through the development of an urgent care facility or hospital-affiliated freestanding emergency department, subject to regulatory requirements. Immediate adjacency to an active ambulatory surgery center, imaging, primary care, and specialty services positions the parcel as a logical and highly strategic extension of the existing healthcare platform.

The adjacent parcel introduces meaningful development optionality without diluting or impairing the stabilized income profile of the core asset. The opportunity can be structured through multiple partnership frameworks including a joint venture, ground lease, or phased development strategy allowing an investor or health system to secure durable in-place cash flow today while maintaining participation in future value creation. The site's entitlement status, visibility, and seamless integration with an established medical campus materially reduce execution risk, accelerate speed to market, and enhance long-term feasibility relative to standalone or greenfield alternatives.

Taken together, this opportunity represents more than a single-asset acquisition it offers the ability to control, expand, and institutionalize a healthcare campus anchored by hospital credit, physician ownership, and demonstrated outpatient demand. In a market defined by regulatory complexity, scarcity of entitled medical sites, and the continued shift toward cost-efficient outpatient care, the adjacent development parcel at 5844 Southwestern Blvd serves as a compelling growth lever for hospital systems and healthcare developers seeking scale, market presence, and sustained competitive advantage.







~GENERAL NOTES~

1. THE PROPOSED WATER SERVICE WILL BE SUBJECT TO APPROVAL FROM THE ERIC COUNTY WATER AUTHORITY.
2. ALL OTHER PROPOSED UTILITIES ARE SUBJECT TO APPROVAL FROM THE TOWN ENGINEER, THE ENGINEERING DEPARTMENT AND THE APPROPRIATE REVIEWING AGENCY.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF HAMBURG STANDARD CONSTRUCTION SPECIFICATIONS AND/OR SUBJECT TO THE LATENT DEFECTS INSPECTION BY THE TOWN ENGINEER.
4. UNDERGROUND UTILITIES BURIED ARE APPROPRIATE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THIS INFORMATION TESTED AND LOCATED PRIOR TO CONSTRUCTION.
5. WHERE EXISTING UTILITIES ARE REQUIRED TO BE RELOCATED, THE CONTRACTOR SHALL PAY ALL RELOCATION COSTS. THE COST OF THE UTILITY COMPANY CONSIDERED RELOCATED, WITH SUCH RELOCATION, THE COST FOR RELOCATION OF UTILITIES SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE CONTRACT AND BIDDING.
6. A 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN WATER MAIN AND SANITARY SEWER AND STORM SEWER.
7. ALL EXISTING UTILITY LINES AND SERVICE LATERALS CROSSING THE NEW WORK SHALL BE PROTECTED.
8. BEFORE YOU DIG OR BLAST IN WESTERN NEW YORK CALL "DIG SAFELY NEW YORK" 1-800-962-5474.
9. THE CONTRACTOR SHALL OBTAIN A HIGHWAY PERMIT PRIOR TO CONSTRUCTION ON HIGHWAY AND THE ERIC COUNTY HIGHWAY ENGINEER AND/OR REPRESENTATIVE CAN APPROVE THE PERMIT. 1-845-549-4000.
10. ALL REQUIRED PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIC AND TOWNS ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

## ~ SITE DATA ~

1. 142 PARKING SPACES, INCLUDES 5 HANDICAPPED SPACES.
2. PROJECT SITE 12.98± ACRES.
3. PROPOSED BUILDING SIZE 23,803.15 SQ. FT.
4. ZONING - C2 GENERAL COMMERCIAL AND SOUTHWESTERN OVERLAY COMPLEX

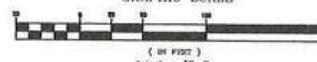
LEGEND

- Utility Pole
- Sanitary Manhole
- Light Post
- Drop Inlet
- Communication Manhole
- Hydrant
- Water Service Box
- Post
- Deciduous Tree
- Guide Rail
- Fence
- Existing Contour
- Existing Grade Spot Elevation

1120

1. BENCHMARK - EAST. MONUMENT LOCATED AT THE  
SOUTH SIDE PLEASANT AVE. NEAR SOUTHWESTERN BOULEVARD  
S. 30° 15' 00"

#### GRAPHIC SCALE



REASON(S)	DATE
1. TIL OF HANDBOOK REVIEW 9/7/16	
HUSSEBAUMER & CLARKE, INC. PROFESSIONAL CORPORATION APPROVED TO PRACTICE PROFESSIONAL ENGINEERING & LAND SURVEYING IN THE STATE OF NEW YORK	
CERTIFICATE No. _____	
UNAUTHORIZED ALTERATION OR ADDITION TO THIS ENGINEERING DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	
PROJECT NUMBER	11J5-0006
DATE	01/16/15
DRAWN BY	VBS
DESIGNED BY	VBS, AIG
CHECKED BY	MAN
APPROVED BY	MAN
SCALE	1"=50'
DRAWING No.	3 OF 29

9

# RENT ROLL



Tenant	Size	Annual Rent	Base Rent PSF	Lease Term	Lease Expiration	Lease Type	Rent Increases
PPC Strategic Services/Sharma Family Medicine	7,223	\$173,352.00	\$24.00	1/29/2018	1/29/2028	NNN	3.00%
Caseys Prescription Pad Inc	1,279	\$30,696.00	\$24.00	5/1/2018	5/1/2028	NNN	-
Kaleida Health	1,279	\$30,696.00	\$24.00	7/31/2017	5/1/2027	NNN	-
Lakeshore Eye Care	3,171	\$95,130.00	\$30.00	12/1/2025	11/31/2035	NNN	3.00%
Pinnacle Imaging	1,325	\$33,204.00	\$24.00	7/12/2023	7/12/2028	NNN	-
Premier Ambulatory Surgery Center	7,000	\$245,000.00	\$35.00	12/1/2025	11/31/2035	NNN	3.00%
Timeshare	2,500	\$75,000.00	\$30.00	12/1/2025	11/31/2035	NNN	3.00%
<b>Net Operating Income</b>							<b>\$683,078.00</b>



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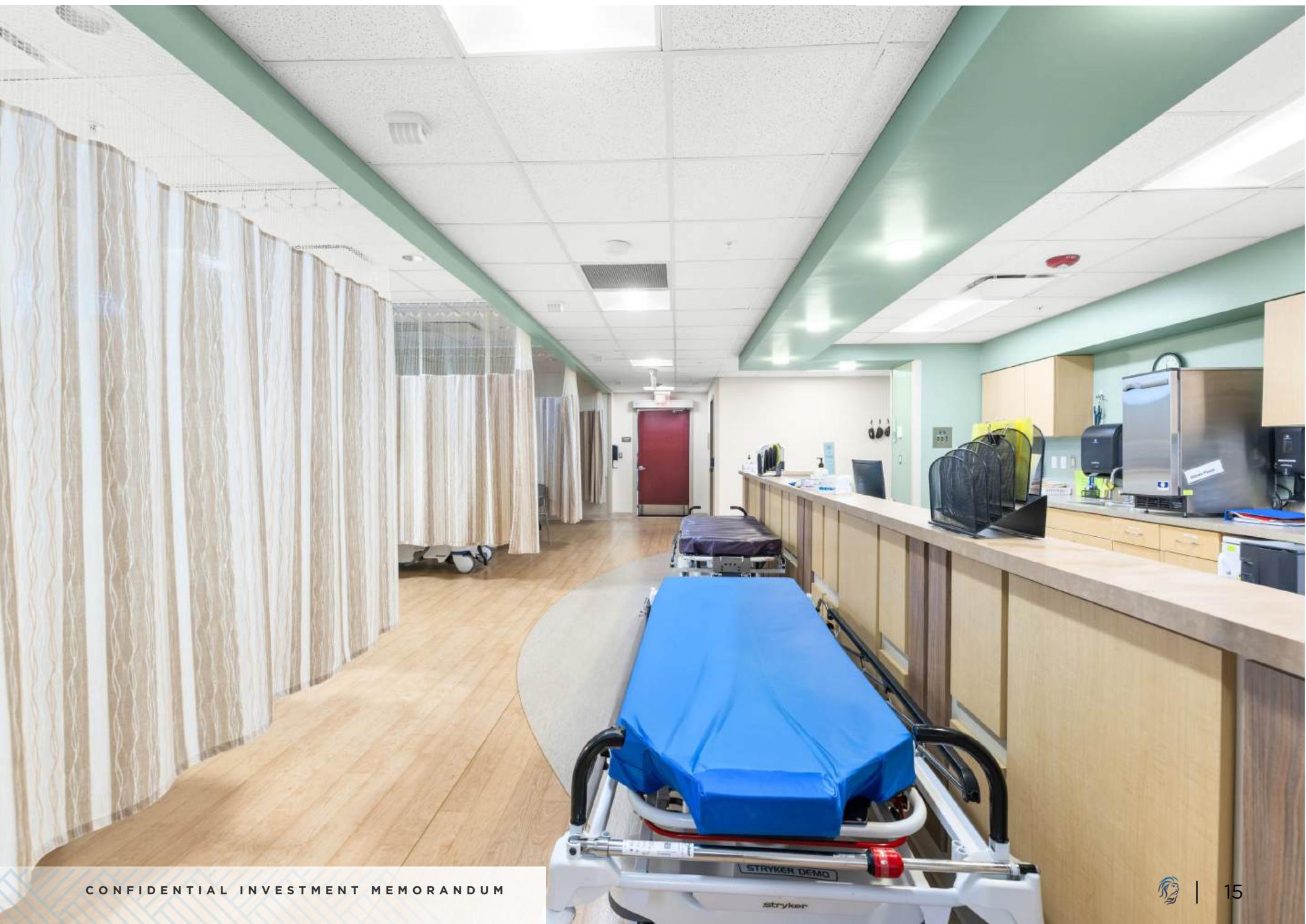
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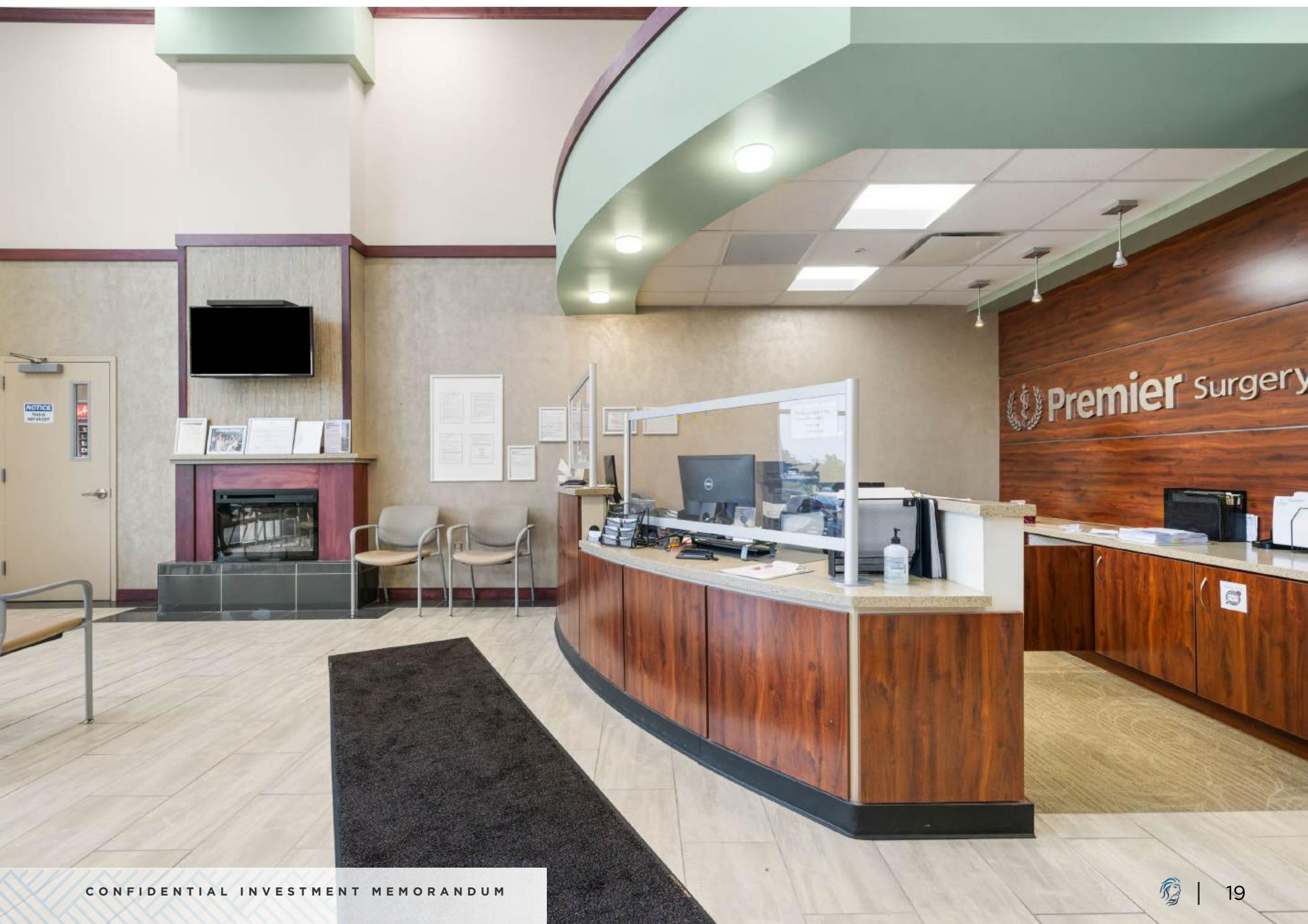
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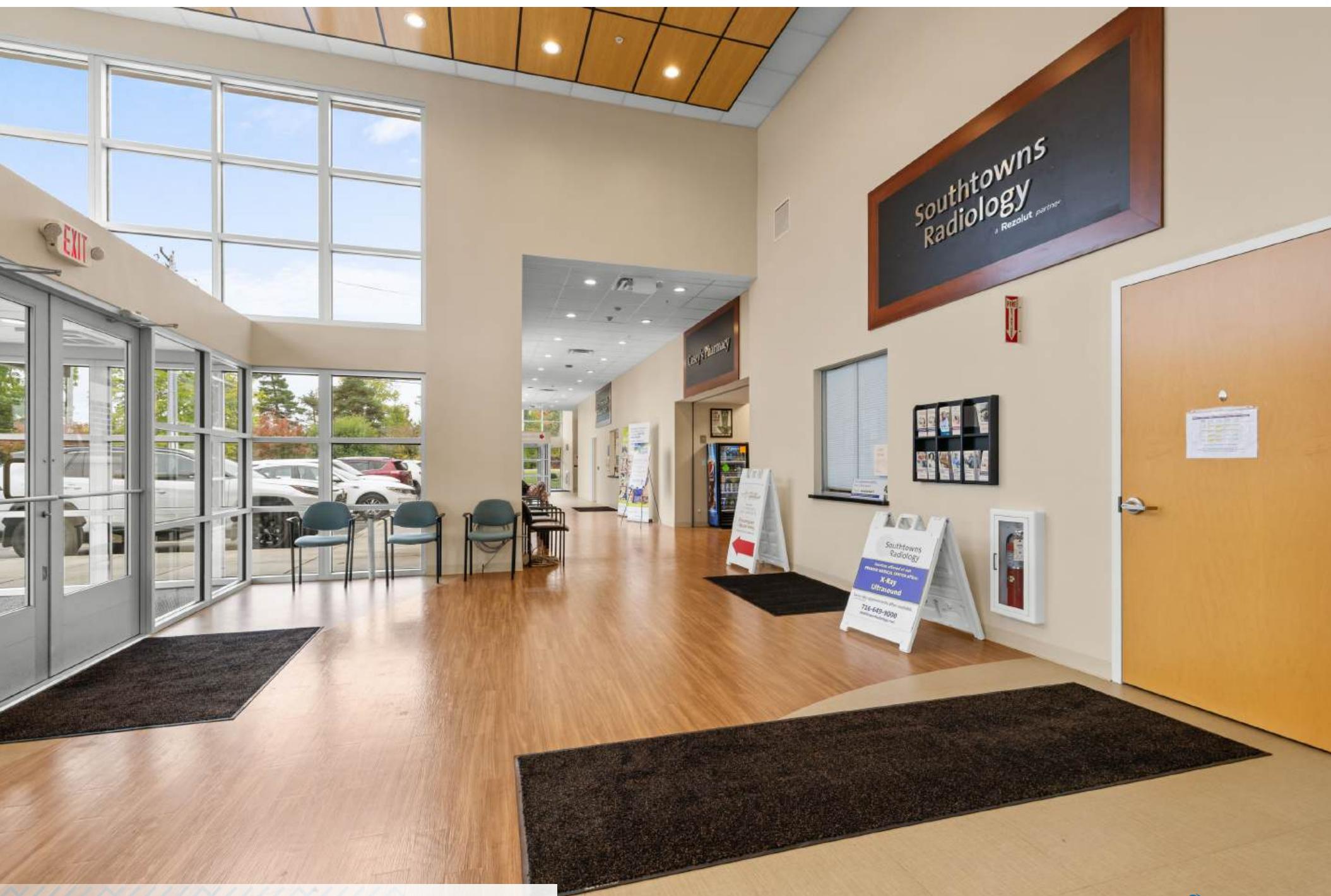
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## INVESTMENT HIGHLIGHTS



### Exceptional Lease Duration & Cash Flow Stability

- 100% occupied medical facility with a diversified roster of long-term medical tenants
- Strong in-place NOI of \$683,078 providing stable and predictable cash flow
- Triple-net (NNN) lease structure shifts operating expenses to tenants, delivering a durable and verifiable income stream
- Annual rent escalations across leases support consistent income growth and inflation protection
- Minimal landlord responsibilities enhance long-term ownership efficiency



### Purpose-Built Surgical Platform with Operational Depth

- Multi-tenant medical facility anchored by a Premier Ambulatory Surgery Center
- Purpose-built medical and surgical improvements designed for efficient outpatient care delivery
- Tenant mix includes surgery, imaging, primary care, ophthalmology, pharmacy, and medical timeshare users
- Integrated outpatient ecosystem enhances tenant stickiness and long-term operational viability
- Facility layout supports high patient throughput and mission-critical healthcare operations



### Strategic Relationship With Leading Healthcare Providers

- Hospital-affiliated tenancy via Kaleida Health, strengthening credit quality and lender appeal
- Long-standing physician practices with deep community ties and established patient bases
- Outpatient services aligned with hospital systems and regional referral networks
- Tenants provide essential healthcare services, reducing cyclical and vacancy risk
- Strong alignment between clinical operations and real estate functionality



### Sizable Investment Offering With High Performance Surgery Center

- 23,777 square feet of fully leased, income-producing medical space
- Diversified tenant base reduces single-tenant and specialty concentration risk
- Stable cash flow supported by a blend of hospital credit and physician-owned operators
- Attractive to institutional buyers, private investors, and 1031 exchange capital
- Core-plus profile with long-term income durability and downside protection



### Strategic Market In the Southeast With Strong Healthcare Fundamentals

- Located along Southwestern Boulevard, a primary commercial and medical corridor in Hamburg
- Serves the broader Buffalo MSA and Southtowns region, an established and supply-constrained medical market
- Proximity to dense residential neighborhoods drives consistent outpatient demand
- Limited new construction of comparable medical assets supports long-term occupancy
- Region benefits from stable demographics and continued shift toward outpatient care

# KEY CONSIDERATIONS



## LOCATION AND MARKET HIGHLIGHTS

Premier Medical Plaza enjoys a truly strategic position on Southwestern Boulevard — one of Hamburg's fastest-developing commercial corridors — at the corner of Pleasant Avenue and less than one mile south of the new Super Walmart. The site commands excellent visibility with a daily traffic count of approximately 25,000 vehicles along SW Blvd, ensuring high exposure and ease of patient access.

Hamburg is an established and affluent suburb located just south of Buffalo, supported by approximately 60,000 residents with household incomes exceeding regional averages. The area has become a preferred destination for families and professionals drawn to its strong schools, steady economic base, and high quality of life.

What truly sets this building apart is its medical scarcity: it is the only multi-specialty ambulatory surgery center (ASC) in Hamburg and its surrounding communities. That exclusivity gives it a defensible regional catchment. The facility captures patient flows not only from Hamburg proper, but from underserved edge towns in Erie County and adjacent regions.

The immediate surroundings are seeing tangible development momentum. The town recently approved the DATO mixed-use project at Rogers Road and Southwestern Blvd, and along this corridor, new multifamily and mixed-use buildings are in the pipeline. An example: the Eagle Ridge Commons — a 156-unit apartment complex — was recently completed on Southwestern, and a \$25 million mixed-use development is proposed nearby. These new housing and retail developments increase service density, foot traffic, and future demand for local medical care.

With its unmatched visibility, affluent demographics, and absence of competing ASCs, Premier Medical Plaza is uniquely positioned to benefit from Hamburg's continued population growth, expanding healthcare demand, and the regional shift toward high-quality outpatient care.





# DEMOGRAPHIC & MARKET OVERVIEW

Iton Garden Inn

SHEA'S  
BUFFALO

SHEA'S  
SMITH  
THEATRE

Buffalo Boys Productions  
Presents  
ONCE IN MY LIFETIME  
A Buffalo Football Fantasy  
by Dennis Heke

WELCOME TO  
SHEA'S BUFFALO THEATRE  
A NATIONAL HISTORIC SITE

# LOCATION & ECONOMIC OVERVIEW

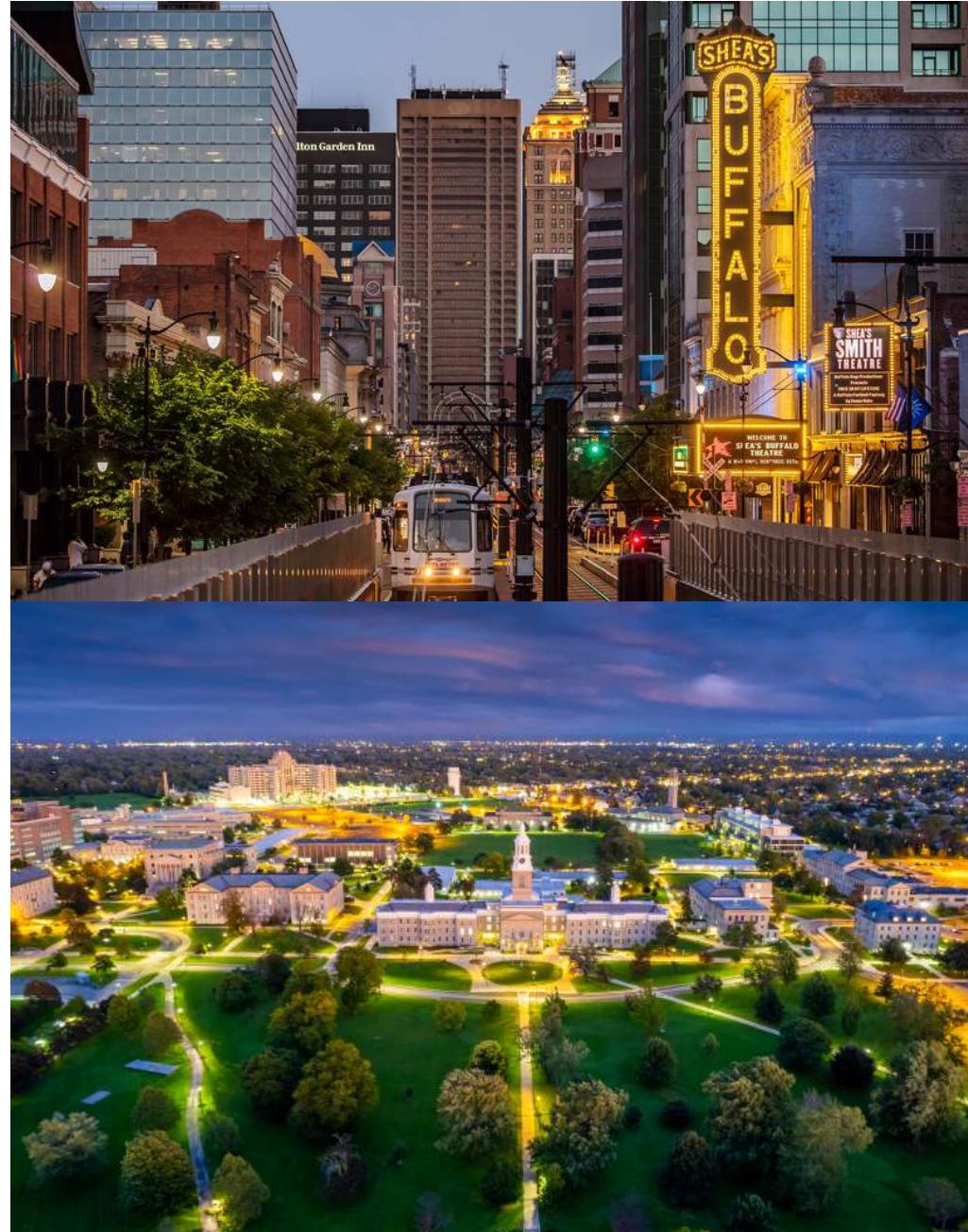
**Hamburg, New York**, is part of the Buffalo–Niagara Falls metropolitan area, one of the most stable and economically diversified regions in the Northeast. Anchored by a strong base in healthcare, education, manufacturing, and logistics, the Buffalo MSA continues to benefit from steady population inflows, revitalized infrastructure, and a growing emphasis on life sciences and outpatient medical care.

The regional economy is bolstered by major employers such as Kaleida Health, Catholic Health, M&T Bank, the University at Buffalo, and the Buffalo Niagara Medical Campus, which collectively drive high-skilled employment and ongoing demand for ancillary healthcare services. The University at Buffalo's Jacobs School of Medicine and Biomedical Sciences has further cemented the city's position as a healthcare innovation hub, supporting clinical research and physician training throughout Western New York.

Recent redevelopment initiatives—including the transformation of the Canalside waterfront district, new mixed-use projects, and expanding residential growth in suburban markets like Hamburg—have fueled economic momentum and enhanced quality of life across the metro. The region's affordable cost of living, top-ranked schools, and growing professional workforce make it one of upstate New York's most livable communities.

Strategically located along Interstate 90 and within 20 minutes of downtown Buffalo and the Buffalo Niagara International Airport, Hamburg offers direct access to the broader Northeast corridor and cross-border commerce with Canada. This connectivity, combined with a rising healthcare demand profile, has positioned the area for continued outpatient and medical office expansion.

Key industries in the Buffalo MSA include healthcare, higher education, advanced manufacturing, logistics, and financial services. With stable population trends, upward household income growth, and increasing private investment in healthcare infrastructure, Hamburg and the greater Buffalo region provide a resilient, long-term foundation for medical real estate investment.



# LARGEST LOCAL EMPLOYERS



Kaleida Health



M&T Bank



MOOG



COMPANY	INDUSTRY
Kaleida Health	Healthcare / Hospital System
Catholic Health	Healthcare / Hospital System
University at Buffalo	Higher Education / Research
M&T Bank	Financial Services / Banking
Roswell Park Comprehensive Cancer Center	Healthcare / Hospital System
Moog Inc.	Aerospace / Manufacturing
General Motors (Tonawanda Engine Plant)	Automotive / Manufacturing
Tesla Gigafactory (Buffalo Riverbend Site)	Clean Energy / Advanced Manufacturing
Delaware North	Hospitality / Food Services
Tops Friendly Markets	Grocery / Retail Distribution



# 5844 SOUTHWESTERN BLVD.

STATE-OF-THE-ART ASC AND MOB  
HAMBURG NY



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### ERIK GAINOR

President  
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Erik.Gainor@zeustra.com

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