

► ALEX PARK SOUTH

ALEXANDER STREET AT MONROE AVENUE, ROCHESTER, NY 14607

After the Genesee Hospital closed in 2001, Buckingham Properties saw the potential for a mixed-use complex that would fill a void in the area. The development concept included a mix of office, medical, retail and residential uses, with a plan to unify existing buildings with new construction to reinvigorate the neighborhood.

Reconfiguring a Former Hospital

Redevelopment began with the renovation and reconfiguration of 400,000 square feet of the defunct hospital. These upgraded buildings are now fully leased to MVP Health Care and medical offices for Rochester General Hospital. With precise planning in the design phase, Buckingham was able to creatively lease a vast amount of square footage as renovations took place by relocating doctors within the campus, building spaces to suit, and even relocating MVP Health Care to the campus from another Buckingham-owned building. An existing 1,850 space parking garage was rebuilt and upgraded with the latest technology for tenants and visitors.

Filling in the Block

Canandaigua National Bank opened a free-standing branch fronting Alexander Street in 2009. With great confidence in the area, Buckingham pushed forward with construction of a new 80,000 square foot Class A office shell and 20,000 square foot medical office building on speculation. The risk paid off when a telecom company showed interest in the building. The Buckingham team managed a complete interior build-out for the company, which was completed in just four months. The 20,000 square foot built-on-spec medical office building also leased quickly to medical office users.

Integrating New Construction

The challenge of integrating new construction with existing buildings required major planning. The multi-generational hospital buildings were haphazardly maintained over several decades, and incorporated multiple



construction styles. Major renovations were carefully planned to unify the space. New construction was designed to aesthetically complement what was already on the campus, creating a unified whole.

Creating a Neighborhood

Buckingham was awarded an Award for Excellence in the mixed-use category for the Alex Park South project from the Upstate New York chapter of NAIOP. The revitalized neighborhood seamlessly blends new construction with existing buildings that span over 130 years of construction types, materials and techniques. Buckingham determined the highest and best use for the area, while remaining consistent with the desires of both the city and neighbors.

New development is currently taking place on the site's remaining eight acres (Alex Park North).



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