



## **Buckingham Properties completes \$5.3 million mixed-use "Edge of the Wedge" project in Rochester; 44,000 s/f warehouse of the former Ward Supply Company converted into 30 residential lofts**

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Buckingham Properties revealed the completion of a new mixed-use redevelopment in Rochester's flourishing South Wedge neighborhood. The \$5.3 million project, "Edge of the Wedge," converted the 44,000 s/f warehouse of the former Ward Supply Company into 30 residential lofts, with commercial space on the ground floor. The project restored the original facade and the exposed post and beam construction throughout the building.

City officials and business owners gathered with the developer at the end of May for the project's ribbon-cutting ceremony. Ken Glazer, managing partner at Buckingham Properties noted the company's expertise in adaptive re-use projects.

"This is one of the projects that we feel at home doing. Finding these older buildings, taking them apart and then putting them back together," said Glazer.

Buckingham Properties is well known in Rochester for its doing exactly that. The firm is currently redeveloping Midtown Tower, site of the nation's first indoor shopping mall, into a mixed-use destination in the heart of Downtown Rochester. The project, now called Tower280 at Midtown, is currently well into construction with a joint venture partner.

Edge of the Wedge now includes three floors of studio and one bedroom lofts complete with modern kitchens, bathrooms, and amenities, all framed by the building's original beams. Residential units began pre-leasing in March, and nearly all units are currently occupied. Residents enjoy access to a rooftop deck with unique views of downtown Rochester.

"People in general, especially in this area aren't looking for large apartments," said Glazer. "They're looking for something cool and hip. They want to live upstairs and come down and eat and do all sorts of city living that has been missed for so long in Rochester, and a mixed-use complex really captures the essence of what it is to live in a city."

Two retail tenants are up and operating on the ground floor, The Cub Room, a new American restaurant modeled after The Stork Club's VIP room in New York City during the time of Prohibition, and McCann's Local Meats, a butcher shop featuring locally sourced meats along with freshly prepared deli sandwiches and side dishes.

Both eateries worked with Buckingham to transform their spaces to match their visions. The Cub Room's lower-level space, once unfinished with wood and dirt floors, now features restored brick masonry, post and beam construction, and large windows. McCann's Local Meats took existing warehouse space and created an ultra modern butcher shop while maintaining a sleek, industrial vibe.

McCann's and The Cub Room have been well-received in the neighborhood, making Edge of the

Wedge a popular destination for Rochester's foodies. The co-tenants have even fostered a business relationship, with The Cub Room utilizing McCann's locally-sourced ground beef for their menu's "Cubby Burger."

Buckingham Properties is actively seeking a tenant for the third commercial space on the ground floor. The remaining 3,380 square foot space offers an opportunity for a retail or office user. For more information on the final availability at the Edge of the Wedge, contact Courtney Janto at Buckingham Properties ([cjanto@buckprop.com](mailto:cjanto@buckprop.com)).

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