



McGuire Development secures 80,000 s/f lease to Erie County Dept. Social Services

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Cheektowaga, NY McGuire Development Co. has leased 80,000 s/f to Erie County Department Social Services (ECDSS) at AppleTree Business Park, 2875 Union Rd.

Interior, AppleTree Business Park, 2875 Union Road - Cheektowaga, NY

The lease was facilitated via a response to a request for proposal issued by Erie County, where McGuire Development responded on behalf of AmCap Inc., owners of AppleTree Business Park.

Michelle DeBergalis, CCIM, COO of McGuire Development Co., represented the landlord in this transaction.

The ECDSS offices will be moving from 478 Main St. in, Buffalo, where they will be relocating several divisions to the new site at AppleTree Business Park. AppleTree Business Park has never received a public subsidy before.

AppleTree is an NFTA Metro HUB, providing express service to Downtown Buffalo, offers ample on-site parking, 24/7 security monitoring and personnel, as well as a full-service deli, daycare center, gym, and ideal neighboring tenants.

DeBergalis said, "Erie County workers will be a great addition to the property as well as the community by impacting the lives of many in a positive way." The facility offers complete ease of accessibility to all major thruways, the Buffalo Niagara International Airport, the Walden Galleria Mall, and is less than 8 minutes from Downtown Buffalo.

The location of AppleTree presented an opportunity to utilize a suburban site that offers unmatched accessibility to not only the downtown area, but to all of Western New York. The site is central and located less than 20 minutes from anywhere in Erie County and has access to direct bus routes to Downtown Buffalo, and the Erie County Court System.

McGuire Development Company is a full-scale commercial real estate firm, specializing in real

estate services, development, property management, owner representation, and brokerage.

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