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DEVELOPMENT EATS METRO PRESERVATION

First Commercial Tenants Announced for Monroe Building Redevelopment

by Mike Puma September 12, 2019, 6:30 am 8 Comments



The development group behind the reactivation of the former Record Theatre complex at 1786 Main Street in Buffalo announced today the signing of its first group of commercial tenants. The group, which is led by Jason Yots of Common Bond Real Estate, plans to convert the former Record Theatre complex into a mixed-use project known as The Monroe that will include market-rate apartments, offices and retail spaces.

Following several months of leasing activities, the group announced today that the following tenants have signed-on to occupy over half of the available commercial space in the project:

GoBike Buffalo and Reddy Bikeshare will collaborate to provide bike-oriented retail, office, classroom, and workshop spaces. Gutter Pop Comics will relocate from its current location on Elmwood Avenue to share the building's restored automobile showroom with a record shop that will be owned and operated by Mark Costantino. Fry Baby Donut Company also will relocate from Elmwood Avenue to open an expanded vegan donut shop that will offer a full coffee menu.

"We're excited about the emerging tenant mix," said Common Bond Real Estate president, Jason Yots. "We hoped to attract community-focused organizations to this site. GoBike and Reddy Bikeshare fit that bill perfectly, given their neighborhood-building activities on both sides of Main Street."

"One of the biggest things we were hoping for were 'destination' tenants that appeal, not just to neighbors, but to folks all over the city," said Richard Rogers, Principal at Urban Vantage. "Both Gutter Pop and Fry Baby will bring people from all corners of Buffalo, and also will add a unique cafe option for the area. We're also thrilled to be able to add to the building's record store legacy with Mark's new record shop."

There are commercial spaces still available in the project, ranging from 500 to 3,000 square feet. The developers are particularly interested in expressions of interest from co-working, child care, restaurant, and fresh food/grocery businesses. For leasing information, please contact: Derek King, 716.723.6410, derekking@preservationstudios.com

The developers expect to acquire the complex this fall, with construction to start in early 2020. BRD Construction will act as the project's general contractor. eco\_logic STUDIO will act as the project's architect. The pending sale was brokered by Todd Danni of Envision Real Estate.



"We at Fry Baby Donut Company are excited to move to a location that will allow us the potential to provide our patrons with a cozy and most tender environment to partake in one of America's greatest pleasures: eating donuts and drinking coffee. In addition, we would like to expand on our current menu offerings to bring you a more varied selection of delicious food and beverages. We are excited to be sharing space with some of Buffalo's finest! The potential to create an environment for very fun and cool things to happen and some delicious food to be eaten is real and we are glad to be around for it."



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"Our organizations' shared space will foster better collaborations, allowing both of our organizations to improve access and reach new audiences throughout the region," said Justin Booth, executive director for GOBike, "A dedicated educational space will allow expansions in GOBike's programming such as Recycle a Bicycle and adult education to help all road users interact in a safe manner."

"This evolution of our partnership with GOBike means an enhancement of support and encouragement for biking and bikesharing as a form of transportation, recreation and fitness in the city of Buffalo," said Jennifer White, marketing and communications director for Reddy Bikeshare. "We are also excited to be in close proximity to other partners like University District Community Development Association, and University at Buffalo."

Get Connected: Derek King, 716.723.6410, derekking@preservationstudios.com



Written by Mike Puma
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Vandra - a day ago I grew up going to that Record Theatre and I still can't believe all that was hiding under the metal siding. The barrel vault ceiling was visible so I sensed it was something else in the past, but not like this.

bettybarcode - a day ago That's an excellent mix of tenants. Congratulations!

300miles - a day ago those look like exciting plans to redesign the delivery bay / parking lot into patio space!

shmeagershcolin - a day ago Can't wait to hear about the remaining space being filled by more churn.

Jordan Then - a day ago Churn makes good ice cream.

Beezly - a day ago Like a Consumer Cellular or something?

Bludog - a day ago Cool renderings

shmeagershcolin - a day ago Doug E. Doug was great in that one.

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