



College Park
Williamsville, New York



Zaepfel Development Company
5505 Main Street, Williamsville, NY 14221
716.632.7230 phone 716.632.4947 fax
www.zaepfel.com

COLLEGE PARK OFFICE PARK

COLLEGE PARK is a 50-acre Class "A" premier office development awarded the distinction of 1999-2000 "Office Park of the Year" by the Mid-Atlantic Region Building Owners and Managers Association (BOMA). Located in the southeast Amherst corridor, COLLEGE PARK is directly across from Northrop Grumman Corporation on the south and from Amherst's Erie Community College Campus on the east.

COLLEGE PARK was selected as the location for the major expansion of Ingram Micro's Eastern Operations Headquarters. The 150,000 square foot award winning Ingram Micro expansion was completed in 1998. This facility was honored as "Office Building of the Year" by the Upstate Chapter of the National Association of Office and Industrial Properties. 125-177 College Parkway are currently in development and expect to be complete in 2007.

A stand alone, custom-designed child care facility is also included within this corporate environment specifically located to assist College Park's working families.

The Park features:

- *Prestigious location*
- *Excellent proximity to major travel routes and transportation centers*
 - *3 miles from Buffalo Niagara International Airport*
 - *Award-winning design, development and construction team*
 - *Flexibility of multi-tenant or free standing facility*
 - *Maximum available incentives*
 - *Aggressive lease rates*
 - *Abundant parking*
 - *In-park day care facility*
 - *Park-like environment*
 - *Bike path connector*
 - *Secure and safe environment*
 - *Expansion capabilities*
- *Technology hub-major industries, corporate offices and academic institutions within 12-mile radius*
 - *"State of the Art Technology" telecommunications – fully redundant SONET Fiber.*

Companies are turning more often to corporate campuses as the logical choice for their business location. College Park represents such a "business" campus, providing its occupants a master-planned, intensively landscaped, well thought out and controlled environment that can comfortably accommodate growth and expansion requirements. The buildings and tenant spaces maximize internal efficiencies and are prepared to support any user's sophisticated technical requirements. College Park's tenants are not only furnished with highly efficient space, but space providing forethought and capacity for current and future technological requirements. The design, landscaping and finishes of College Park Office Park clearly reflect today's sophisticated corporate image.

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100 College Parkway is an 80,000± square foot, two-story, multi-tenant, Class “A”, premier office building designed for COLLEGE PARK OFFICE PARK in Amherst, NY. 125-175 College Parkway are in the development stages, and expect to be completed in late 2006, bringing another 100,000± square feet of equally impressive office space to the park. Planned covenants ensure that buildings within College Park will all be of similar Class “A” quality and that common area design and maintenance will be paramount. A company’s operational performance may be enhanced by a location in such a campus like business park.



1780 Wehrle Drive is a Class “A”, single story, multi-tenant office building located within a mile of the northern edge of the Buffalo Niagara International Airport. The project site is well landscaped with generous lawn areas and is part of the College Park office complex. The building floor plate lends itself to contemporary Class “A” office design. Three sides of the proposed demised space for the referenced proposed tenant are fenestrated, offering over 180 lineal feet of glazed walls. The 30’x30’ bay spacing provides for highly efficient space planning. Ten to eleven foot ceiling heights are possible throughout the space. Exterior materials consist of earth tone face brick with horizontal rustication and synthetic plaster fascias. The glazing is bronze tinted, one-inch insulated units set in thermally broken aluminum frames. The roof is a single ply EPDM roofing system. The building meets all local and state codes for energy efficiency and life safety.



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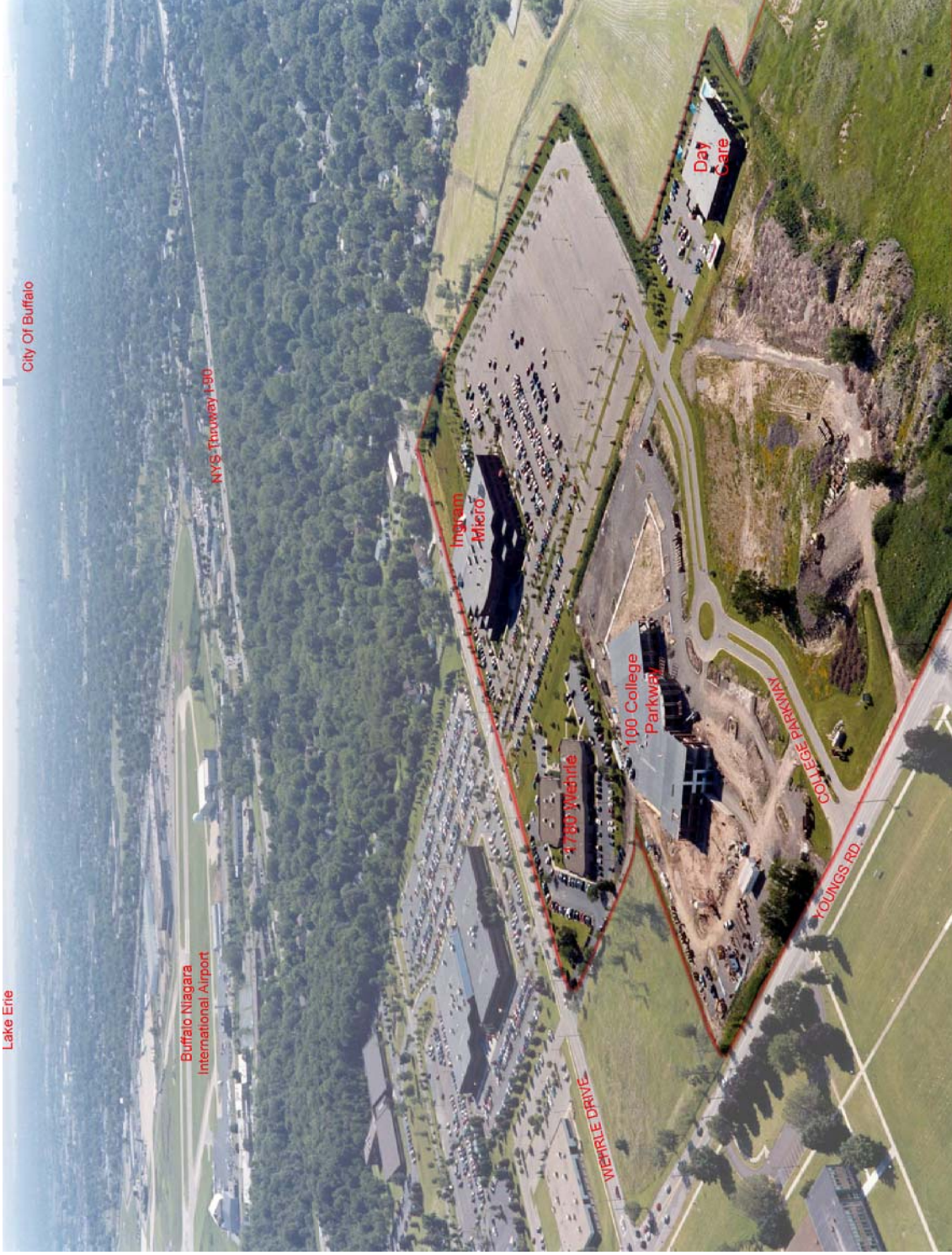


1740 Wehrle Drive marked the opening of College Park's first office building with a grand ribbon cutting ceremony in 1998. The 150,000 square foot, award-winning* Ingram Micro Inc. Northeast Regional Center facility is now occupied fully by Northrop Grumman Corporation. This building, developed and constructed by Zaepfel Development Company, incorporates a number of noteworthy design features:

- *This 150,000 square foot facility was designed with built-in expandability to 250,000 square feet. The spacious, full-service 15,000 square foot kitchen/dining area, stair halls and circulation patterns were all designed and located to accommodate the future expansion.*
- *The Technology employed in the engineering of the building incorporated a structural system which supports the monumental 24 foot cantilevered curbed façade at the main entry and which also permitted construction of a vast, open, highly efficient and flexible floor plan.*
- *The three-story footprint allowed for enormous flexibility of space usage. A 30'x30' column grid was employed in the first and second floors while the third floor was designed to a 60'x60' grid. This system allowed for the greatest flexibility in location of offices, furniture and workstation layouts.*
 - *The uniqueness of the building shape takes it form from the three-story massing with step backs at the second and third stories. These step back areas serve to break up the mass of the entrance elevation and were originally designed also, to allow for use as outdoor patios.*
 - *The exterior brick detailing enhances the overall distinctiveness of the building design. Corbelling, column details and spandrel sections utilizing the "organic" texture-on-texture brick provides strong architectural accent.*



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Aerial View of College park Office Park

COLLEGE PARK AMENITIES

within 3 miles

RESTAURANTS

Anderson's
Applebee's
Arby's
Buffalo Brew Pub
Burger King
Charlie the Butcher
Chili's
Cracker Barrel
Creekview Restaurant
Dave and Buster's
Don Pablo's
DiBella's Subs
Five Star China Buffet
Glen Park Tavern
Great Northern Pizza
Kitchen
Ichi Shogun
Jackie's Deli
La Tolteca
*Marinaccio's Italian Risto-
rante*
McDonald's
Mighty Taco
Original Pancake House
Protocol
Roadhouse Grill
Salvatore's Italian Gardens
Sorrentino's Pizzeria
Ted's Hot Dogs
The Eagle House
TGI Friday's
Tim Horton's
Wendy's Hamburgers

GENERAL SERVICES

AAA Travel
Andrews Jewlers
Barnes & Noble
Bed Bath & Beyond
Blockbuster Video
Consumer Beverages
Eastern Hills Mall
Federal Meats
Hollywood Video
Home Depot
Johnny's Cleaners
Lowe's
Office Max
Party City
Petsmart
Premier Liquors
Red Door Ski Shop
Starbucks
*Steve's Wonderful World of
Pets*
Tanning Bed
Target
Tops Markets
Total Tan
Toys R Us
Transitowne Plaza
UPS Store
Walden Galleria Mall
WalMart
Wegman's Food Markets

HOTELS & MOTELS

Best Western Hotel
Days Inn
Garden Place Hotel
Holiday Inn
Marriott
Park Plaza Hotel & Suites
Red Roof Inn
Quality Inn
Sleep Inn

HEALTH & BEAUTY

Buffalo Athletic Club
Capello Salon & Day Spa
D'Art Moda Hair Salon
Eckerd Drug Store
Feel-Rite Fresh Markets
Gold's Gym
Healthy Essentials
Leon's Studio One
Rite Aid
Sally's Beauty Supply
Walgreen's
World Gym

MEDICAL

Buffalo Dental Group
Buffalo Medical Group
*Buffalo Spine & Sports Medi-
cine*
Diagnostic Imaging Assoc.
Munroe Chiropractic
Pulmonary Group of WNY
*Roswell Park Cancer Insti-
tute*
Williamsville Pediatrics
Windsong Medical Park
WNY Women's Care

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COLLEGE PARK AMENITIES

continued...

SCHOOLS

*Erie Community College
University at Buffalo, North
Campus
Williamsville School Dis-
trict*

POSTAL SERVICE

*DHL
Federal Express
United States Post Office
UPS*

PLACES OF WORSHIP

*Amherst Presbyterian
Evangel Assembly of God
St. Peter & Paul RC Church
St. John Lutheran Church
Williamsville United Meth-
odist Church
Randall Memorial Baptist
Church
Temple Beth Am*

CHILD CARE

*Audubon Day Care
Briarwood Child Care
Center for Handicapped
Children
Kids Korner*

TRANSPORTATION

*NY State Thruway
NFTA Bus Routes
32, 44, 48*

AIRPORTS

*Buffalo-Niagara Interna-
tional Airport
Prior Aviation*

AUTOMOTIVE

BANKING & FINANCIAL

*Bank of America
Charter One Bank
Citizen's Bank
First Niagara Bank
HSBC Bank
Key Bank
M&T Bank
McDonald Investments
Millennium Funding
Mortgage IT
Northwest Savings Bank
Northwestern Mutual
Rochester Community Sav-
ings Bank
Wachovia Securities*

*Al Maroone Ford
Cole Muffler
Getty
Kwik Fill
Mobil
Mr. Oil Change
Noco
Professional Auto Glass*

RECREATION

*Audubon Golf Course
Airport Driving Range
Bassett Park
Brookfield Country Club
North Forest Park
Regal Cinemas
The Park Country Club of
Buffalo
Transit Valley Country
Club
Wehrle Golf Dome*

APARTMENTS

*Coventry Green Apart-
ments.
Stone Gate of Clarence
Windsong Apartments*

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ZAEPFEL DEVELOPMENT COMPANY

ZAEPFEL DEVELOPMENT CO., INC., is a Williamsville based design-build, general contracting, and development firm founded in 1974 by Jim Zaepfel. Today Jim, his son Greg, and an experienced staff handle all aspects of the company's project portfolio. With over 30 years of experience, Zaepfel Development stands among the top five commercial real estate development firms in Western New York and has developed almost five million square feet of properties. Strong in design engineering, the company has assembled a quality construction, development, and property management team.

The company's project portfolio includes virtually every area of the market comprised of both new construction and renovation projects for the commercial, industrial, educational, and institutional sectors. Zaepfel Development's projects have extended into Rochester and Corning, New York and have been as distant as Alabama and Michigan. The company's tenant roster includes such nationally and internationally recognized names as Northrop Grumman Systems Corporation, AT&T, EDS, Bureau Veritas, Northwestern Mutual, Roswell Park Cancer Institute, Wilson Farms Corporation, and Airborne Freight/DHL. Major construction projects have included West Valley Nuclear, Wegman's Corporate Headquarters, Corning Glass Corporate Offices, K-Mart, and many other Western New York notables.

Over the past several decades, Zaepfel Development Co. has realized constant, steady growth and has firmly established its solid reputation. Zaepfel Development's Ingram Micro project, the most recent major expansion of Ingram Micro's Eastern Operations Headquarters, a 150,000 square foot award-winning building, was completed in 1998. The Ingram Micro office building was honored as **"Office Building of the Year"** by the Upstate Chapter of the National Association of Office and Industrial Properties and contributed to College Park's designation as **Office Park of the Year** for Year 2000 Mid-Atlantic Region Building Owner's and Manager's Association (BOMA).

Over the past several years the company has focused efforts on the development of two major projects, the tremendously successful 52-acre Northpointe Commerce Park and the almost 5-acre College Park Office Park, in addition to numerous free standing projects such as the retrofit of a Walden Avenue manufacturing property to a telecommunications switch station for AT&T.

Soundly managed and well capitalized, the firm maintains a high bonding capacity. Zaepfel Development's reputation, experience, and strength have allowed the firm to successfully undertake some of the most respected clients and important construction projects in the area.

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