CASE STUDY

eHEALTH BUILD-TO-SUIT
250 THRUWAY PARK DRIVE
ERIE STATION BUSINESS PARK
WEST HENRIETTA, NEW YORK

FACTS

DEVELOPER: Konar Properties

ARCHITECT: Hanlon Architects

CONTRACTOR: The Nichols Team

LAND USE INFORMATION
Site Area: 9.75 acres

Gross Building Area:
36,545 sq ft

Parking Spaces: 250

Parking Ratio:
6.9 spaces / 1,000 sq ft

Additional Parking:
91 spaces in reserve

DEVELOPMENT SCHEDULE

Build-to-Suit Proposal: April 3, 2013

Planning Started: May 1, 2013

Lease Signed: May 8, 2013

Town Approval: June 11, 2013

Construction Started: July 1, 2013

Building Occupancy: December 31, 2013

For more information please contact:
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PLANNING

eHealth Technologies is a privately-held company based in Rochester, New York. Its proprietary technology allows clinicians to securely and quickly share patient medical records and imaging from any platform, across the nation or around the globe, in a manner compliant with HIPAA rules and federal regulations. The eHealth requirement presented four basic challenges. The first was a secure area for dealing with patient medical records. The second was a need to accommodate extremely rapid hiring of new employees to handle new business growth. Founded in 2006, eHealth employed over 100 employees at the time it requested proposals for new space. Its initial requirement was for roughly 30,000 square feet with the ability to expand by roughly fifty percent within only five years. The third was a severely compressed time schedule. The fourth was a desire by the owners to create a unique work environment.

ARCHITECTURE

The design for eHealth's new facility addressed these needs in several different ways. Special security features in the building assure that access to certain areas is limited by an employee's designated security clearance. We designed and constructed 5,000 square feet of unfinished space in the building to accommodate short-term expansion needs, and designed the site and building for longer-term expansion up to 47,000 square feet. When that space is no longer sufficient, land adjacent to the building has been reserved to add even more. Concurrent design and approval processes, along with accelerated purchasing and building techniques, helped meet the tight occupancy deadline. For amenities, eHealth employees will enjoy a new fitness center, a catered cafeteria, and beautiful views of the pond on the western edge of the site from their outdoor patio.

First Piece of Steel

September 3, 2013

Floor Poured

September 24, 2013

THE BUILDING

Building Size: 36,545 sq ft expandable to 47,000 sq ft

Clear Height: 16 ft to the underside of the lowest structural member with ten foot high ceilings

Power: 800 amp, 208 volt transformer with a backup 350 KW Generac diesel generator

Exterior Skin: The exterior of the building was constructed with EIFS panels manufactured off site in a climate controlled environment. This process significantly shortened the project schedule by reducing weather delays that might otherwise affect activity on the site. It also ensured a more consistent higher quality product.

THE SITE

eHealth's 9.75 acre site in Erie Station Business Park is located on Thruway Park Drive, near the New York Thruway (I-90), the key east-west artery in central New York, and I-390, which connects Rochester to New York City and Pennsylvania. The site is approximately eight miles south of downtown Rochester in the Town of West Henrietta, a suburban area with developments of office, retail, and industrial space. Nearby land uses include the Rochester Institute of Technology campus, the University of Rochester campus, and Delphi Corporation's 400,000 square foot Engineering Center. The Rochester airport is less than six miles north of the site.

Erie Station Business Park
INDUSTRIAL ❦ COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES