

United Office Building, Adaptive Reuse / Redevelopment

Niagara Falls, New York

Principal Ernest Bleinberger identified the vacant United Office Building as an important symbolic and practical focus of a downtown revitalization strategy for Niagara Falls being prepared by a multi-disciplinary team. The iconic structure had been abandoned for more than two decades and was indicative of the disinvestment in the city that had taken hold.

Following market analysis, feasibility analysis, and creation of a Conceptual Development Program for the building that called for a mixed-use approach focused on residential elements, the project was guided through a successful developer solicitation process by Mr. Bleinberger. This resulted in the successful redevelopment of the building which went on to host a combination of rented and for-sale residential units, office and service retail space, food and beverage components, and now hosts the upscale, boutique Giacomo Hotel as well.

The successful redevelopment of the United Office Building signaled that revitalization of Niagara Falls was possible, and it served to leverage additional investment in the downtown area. Coupled with the major investments by the Seneca Nation of Indians in casino gaming and additional hotels, in which Mr. Bleinberger also played a key role, the city has rebounded from its nadir in the 1970s and 1980s.



The iconic United Office Building, constructed in 1929, and vacant for decades, was successfully redeveloped, and added residential units, hotel rooms, and other activity / revenue generators to the downtown. Today, it stands as a testament to the results that public / private partnerships and a well-grounded yet creative revitalization strategy can yield.