

FOR LEASE 471-475 Delaware Avenue + 2 Virginia Place Buffalo, New York

PROFESSIONAL OFFICE BUILDINGS AVAILABLE FOR LEASE

DOWNTOWN BUFFALO OPPORTUNITY

BUILDING FEATURES

Available	475 Delaware Avenue: 5,587 <u>+</u> Sq. Ft. 471 Delaware Avenue: 5,872 <u>+</u> Sq. Ft. 2 Virginia Place: 4,175 <u>+</u> Sq. Ft.
Lot Size	475 Delaware Avenue: .09 <u>+</u> Acres 471 Delaware Avenue: .05 <u>+</u> Acres 2 Virginia Place: .05 <u>+</u> Acres
Zoning	C2

Property Highlights

- Central Business District mixeduse / retail / office available for lease
- Two (2) adjacent 3-story rowhouses available plus one (1) 2-story loft with office
- Class A finishes to be built to fit tenant needs
- Ideally located on Delaware Avenue at Virginia Place
- On-site private parking lot

For more information, contact: Stephen DeMeo

Real Estate Salesperson 716.852.7500 x109 - cell sdemeo@pyramidbrokerage.com

Michael R. Demyan Real Estate Salesperson 716.852.7500 x127 – office mdemyan@pyramidbrokerage.com

14 Lafayette Square, Suite 1900 Buffalo, New York 14203 phone: +1 716 852-7500

- 16 + parking spaces available
- Two (2) separate professional office spaces available for lease
- 6-10 offices available in each building
- Ideal for: law office, professional office, multiple companies sharing space, co-working



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	15,608	99,376	252,437
Average Household Income	\$58,572	\$51,480	\$51,696

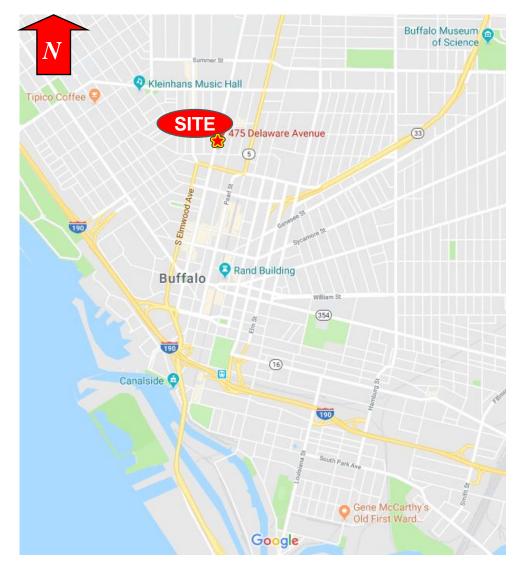
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Location Map

Aerial

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