

1,222 – 5,056 SF OFFICE / RETAIL AVAILABLE FOR LEASE**BUILDING FEATURES**

Total Building Size	91,114 ± Sq. Ft.
Total Available	1,222 – 5,056 ± Sq. Ft.
Parking	2 Assigned Spaces
Zoning	DO

Property Highlights

- Up to 5,056 ± Sq. Ft. ground floor office / retail space available for lease
- Suitable office users include: staffing agencies, software developers, advertising agencies, real estate agencies, human services counseling, and insurance agencies
- Suitable retail users include: tech sales and service, fitness users, martial arts, yoga studio, specialty foods, clothing store, art gallery, cafe
- Customers and clients from affluent workforce
- Engaging, accessible, and collaborative office space
- Strategically located between the burgeoning Buffalo Central Business District to the south and the Buffalo Niagara Medical Campus to the north
- Situated on key exit from Route 33 (Kensington Expressway) connecting the Buffalo Niagara International Airport to the center of the city
- Architecturally distinctive building featuring 67 fully occupied high-end loft apartments

For more information, contact:

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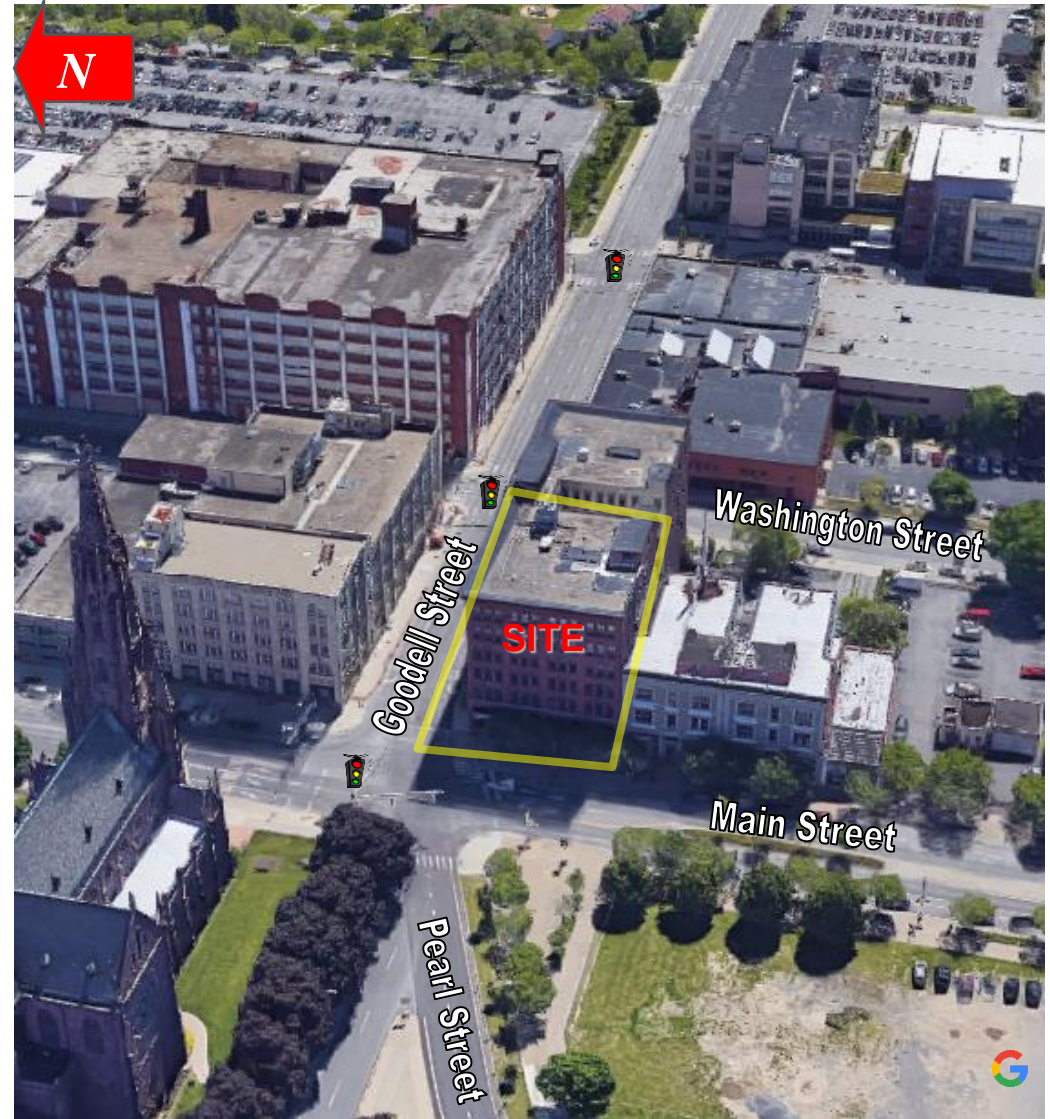
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GROUND FLOOR OFFICE / RETAIL SPACE



Location Map



Aerial