

## OFFICE SPACE OPPORTUNITY

### BUILDING FEATURES

|               |   |
|---------------|---|
| Availability  | Suite 1006 – 1,283 sf<br>Suite 1023 – 5,558 sf<br>Suite 1024 – 1,798 sf |
| Building Size | 600,000 ± Sq.Ft.  |
| Parking       | Ample Free Parking  |

### Property Highlights

- Space available in one of Buffalo's newest and most popular Class A office buildings
- Located in Larkinville in the City of Buffalo
- Magnificent views
- Many area amenities located nearby including: restaurants, area business, retail, gas stations, entertainment, and more
- Food Truck Tuesdays a staple during warm months
- On-site surface lot parking available
- Ideal for: financial advisors, CPA, law firm, general office user
- Tim Horton's in lobby
- On-site cafeteria



For more information, contact:

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