

PROFESSIONAL OFFICE BUILDINGS AVAILABLE FOR LEASE

DOWNTOWN BUFFALO OPPORTUNITY

BUILDING FEATURES	
Available	475 Delaware Avenue: 5,587 ± Sq. Ft. 471 Delaware Avenue: 5,872 ± Sq. Ft. 2 Virginia Place: 4,175 ± Sq. Ft.
Lot Size	475 Delaware Avenue: .09 ± Acres 471 Delaware Avenue: .05 ± Acres 2 Virginia Place: .05 ± Acres
Zoning	C2

Property Highlights

- Central Business District mixed-use / 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
- 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



For more information, contact:

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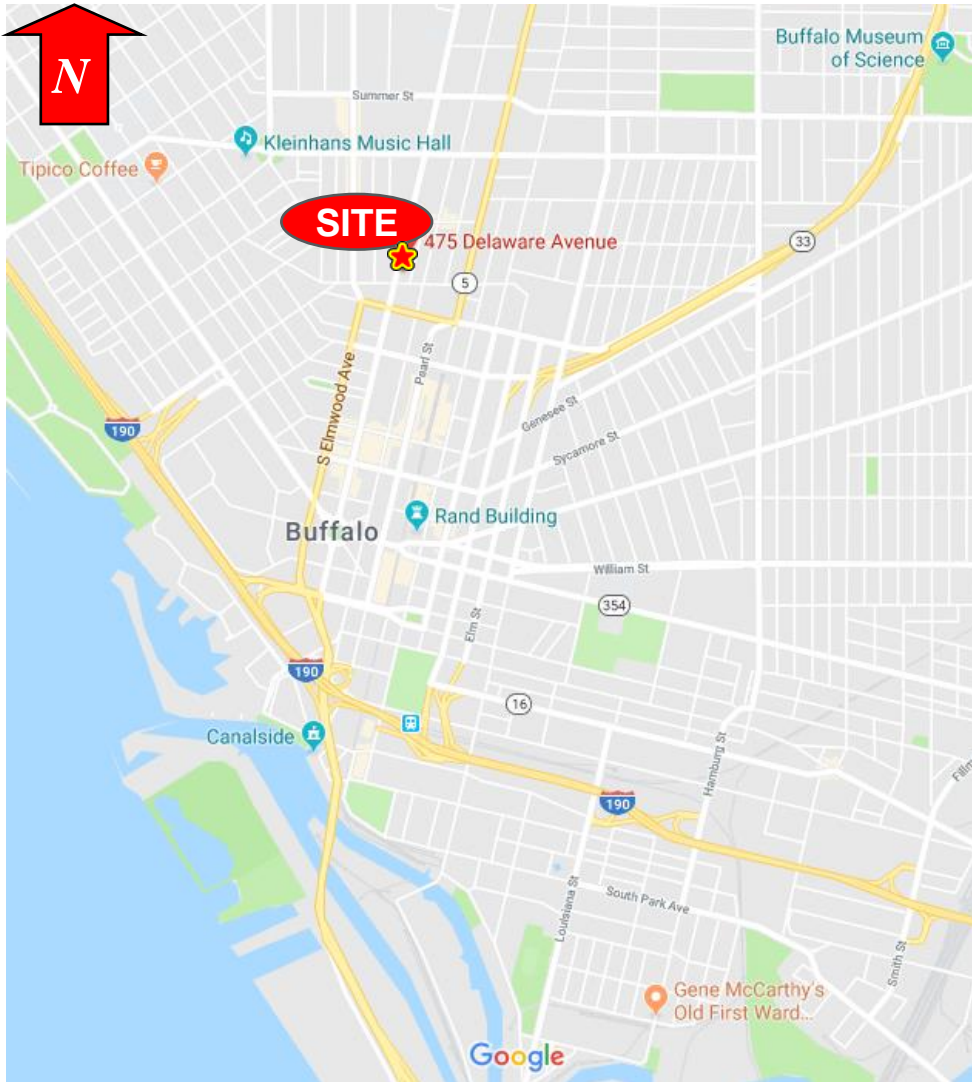
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	15,608	99,376	252,437
Average Household Income	\$58,572	\$51,480	\$51,696

FOR LEASE

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



Location Map



Aerial