



COMMERCIAL

403 Main Street, Suite #400  
Buffalo, New York 14203

## CANALSIDE DISTRICT

ONE NEWS PLAZA- DOWNTOWN BUFFALO



### *60,000 Square Feet For Lease*

This is a rare and first time office space availability within the Buffalo New's corporate headquarters building more commonly known as, One News Plaza. The concrete and steel office building is conveniently situated in the epicenter of Western New York's most exciting and newly developing downtown areas called Canalside. The Canalside District is the hub of metropolitan Buffalo's entertainment and home to some of Buffalo's most prestigious companies, including the region's largest law firm.

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## BUILDING PROFILE

Year Built:	1977
Total SF:	173,637
Stories:	Five (5)
Construction:	Steel / concrete
Auditorium:	Theater style— 72 seats
Food Service:	Full service cafeteria
Dining:	Interior seating for 118 Exterior (patio) seating for 40

## AVAILABLE SPACE

<b>Grd Floor- Lobby:</b>	<b>14,445 SF</b>
Office space:	9,300 USF
	Will divide down to 2,750 USF
Retail Space:	880 USF units to 3,520 SF
<b>Entire 4th Floor:</b>	<b>36,527 SF</b>
	Will divide space down to units between 5,000– 36,527 USF
<b>Partial 5th Floor:</b>	<b>8,238 SF</b>
	6,163 USF unit-divisible to 3,100 USF
	Separate unit of 2,075 USF

## BUILDING AMENITIES



ONE NEWS PLAZA AUDITORIUM



4TH FLOOR OFFICE SPACE AND ATRIUM



EXTERIOR PATIO



CAFETERIA SERVICE AREA



INTERIOR DINING AREA



## NEIGHBORHOOD PROFILE

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Working Population:	4,500 +/-
Restaurant / Bars:	Nine (9)
Newsstand / Coffee:	Two (2)
Fitness Centers:	Two (2)
Entertainment Venues:	Nine (9)
Conference Centers:	Three (3)
Hotels:	Two (2)

## NEIGHBORHOOD PARKING

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BN Lot 2.....	300*
BN Lot 2.....	150*
65 Exchange Street.....	170
FN Ramp.....	1,100
Atrium Lot.....	650
Harborcenter.....	750*
Lots 64/65.....	500
106 Exchange.....	170
Seneca One Ramp.....	150
27 Cobblestone.....	150*
119 Perry.....	300

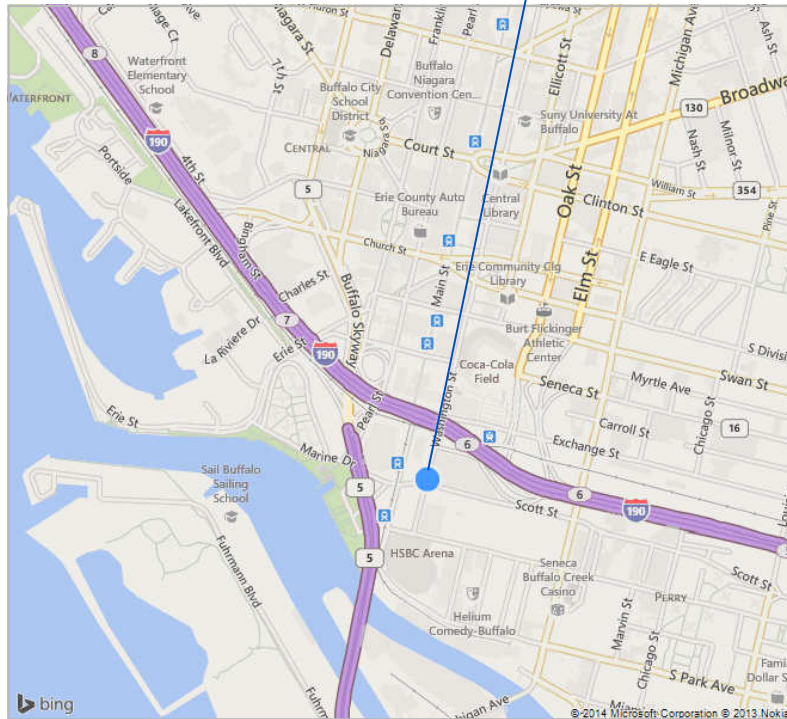
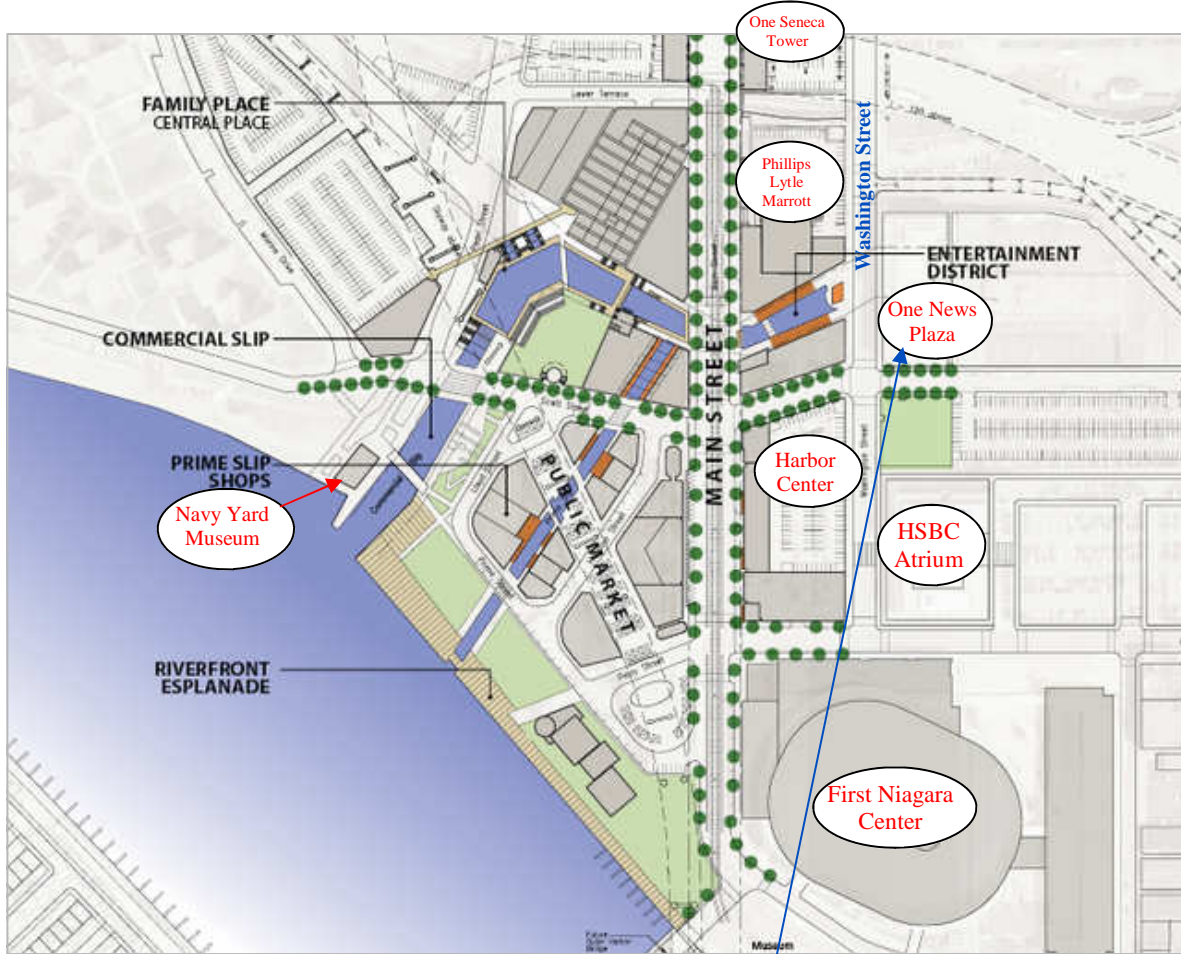
Total Parking within 2 blocks- 5,040

\*Adjacent to One News Plaza



**Starbucks 24/7 at Marriott  
Courtyard across the street**

# CANALSIDE DISTRICT MAP



**Web Site: [www.huntcommercial.com](http://www.huntcommercial.com)**

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