

PROFESSIONAL OFFICE BUILDINGS AVAILABLE FOR LEASE

DOWNTOWN BUFFALO OPPORTUNITY

BUILDING FEATURES	
Available	475 Delaware Avenue: 5,587 ± Sq. Ft. 471 Delaware Avenue: 4,573 ± 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:

**Stephen DeMeo**  
Real Estate Salesperson  
716.852.7500 x109 - cell  
[sdemeo@pyramidbrokerage.com](mailto:sdemeo@pyramidbrokerage.com)

**Michael R. Demyan**  
Real Estate Salesperson  
716.852.7500 x127 – office  
[mdemyan@pyramidbrokerage.com](mailto:mdemyan@pyramidbrokerage.com)

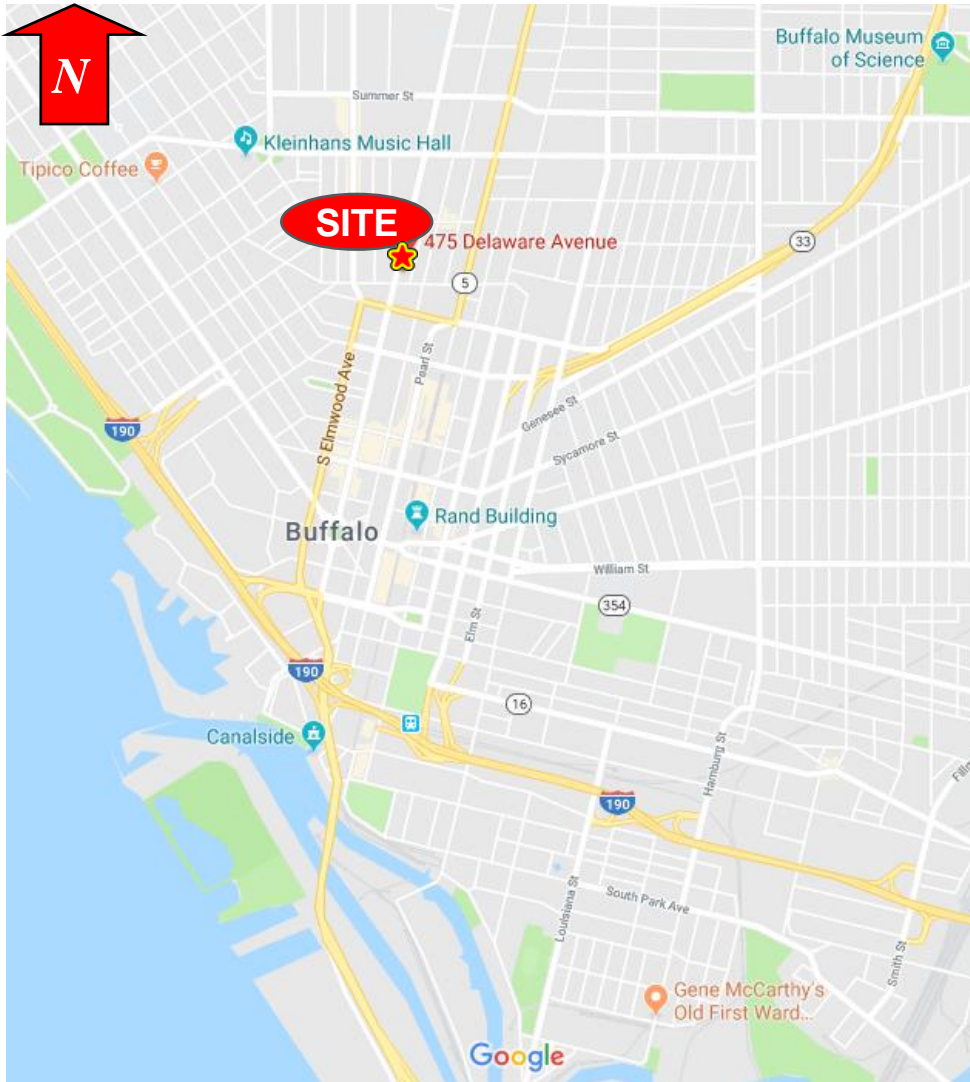
14 Lafayette Square, Suite 1900  
Buffalo, New York 14203  
phone: +1 716 852-7500

[pyramidbrokerage.com](http://pyramidbrokerage.com)

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