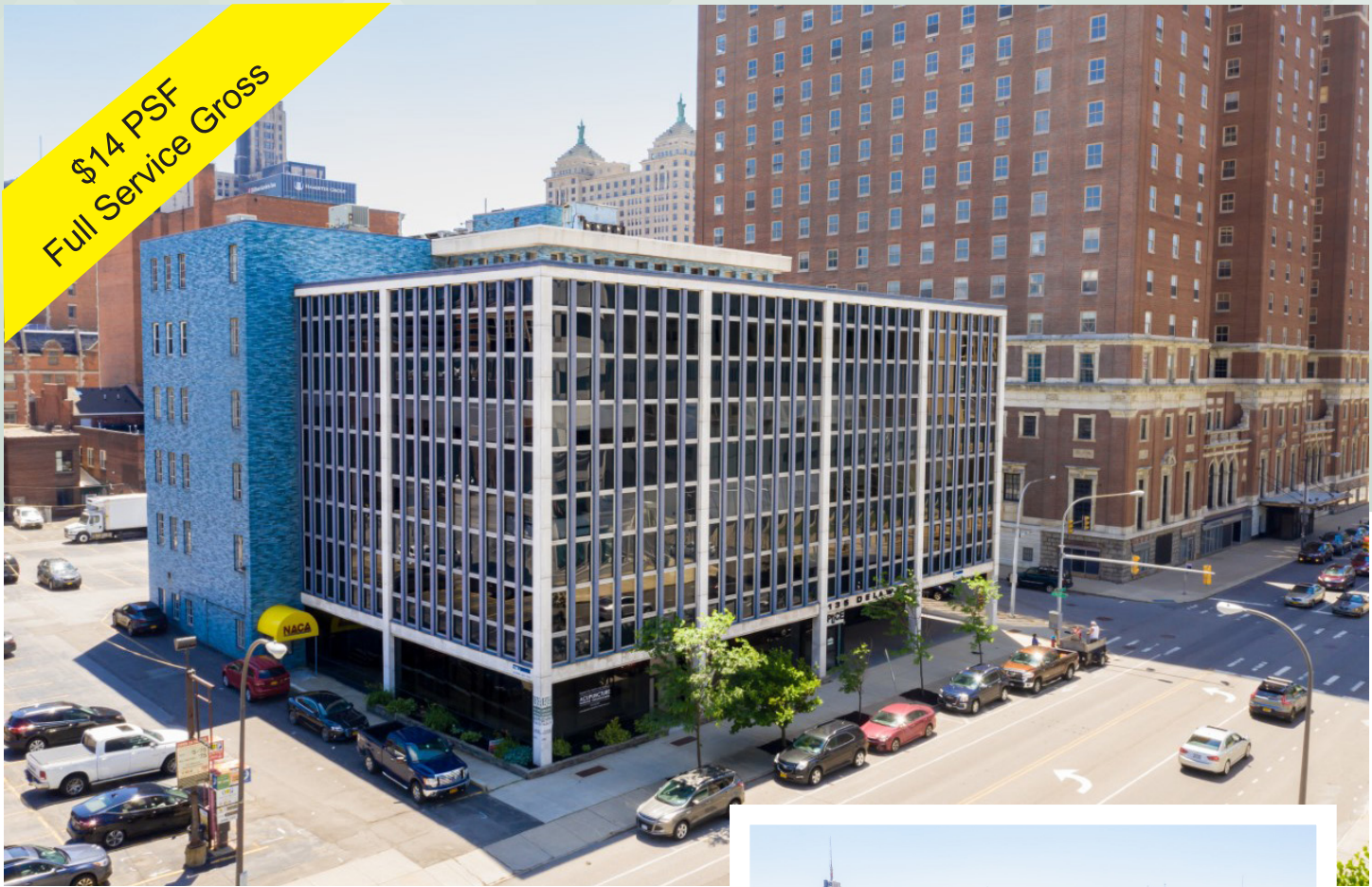


FOR LEASE

First Mark Building, 135 Delaware Avenue, Buffalo, NY The Central Business District's Most Convenient Office Location



**\$14 PSF
Full Service Gross**

PROPERTY HIGHLIGHTS

- Attractive full service lease rate includes janitorial, new flooring, paint, LED lighting
- Various suite configurations and contemporary buildouts to suit tenant needs, 1,400 - 8,200 sq. ft.
- On site parking included in lease!
- Commanding views of Delaware Avenue and Niagara Square
- Responsive, tenant focused property owner
- Premium location in the heart of the Central Business District
- Close to courts
- Photo gallery includes available spaces and examples of newly improved suites



HANNA
COMMERCIAL REAL ESTATE
344 Delaware Avenue, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Michael Kaderabeck
Associate Real Estate Broker

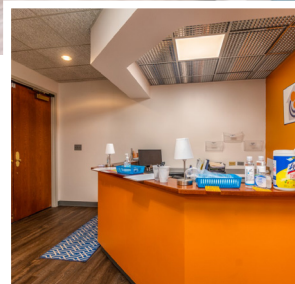
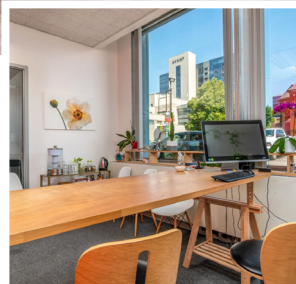
716.207.2187
MichaelKaderabeck@HannaCRE.com

Paula Blanchard
Licensed Real Estate Salesperson

716.880.4815
PaulaBlanchard@HannaCRE.com

FOR LEASE

First Mark Building, 135 Delaware Avenue, Buffalo, NY The Central Business District's Most Convenient Office Location



3 KEY FEATURES



Parking Included
In Lease!



Premium Location
in the
Central Business
District



Attractive
Full Service
Lease Rate

HANNA
COMMERCIAL REAL ESTATE
344 Delaware Avenue, Suite 200, Buffalo, NY 14202



Michael Kaderabeck
Associate Real Estate Broker

716.207.2187
MichaelKaderabeck@HannaCRE.com

Paula Blanchard
Licensed Real Estate Salesperson

716.880.4815
PaulaBlanchard@HannaCRE.com

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

FOR LEASE

First Mark Building, 135 Delaware Avenue, Buffalo, NY The Central Business District's Most Convenient Office Location



[View Property Video](#)



[View In Google Maps](#)

HANNA
COMMERCIAL REAL ESTATE

344 Delaware Avenue, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Michael Kaderabek

Associate Real Estate Broker

716.207.2187

MichaelKaderabek@HannaCRE.com

Paula Blanchard

Licensed Real Estate Salesperson

716.880.4815

PaulaBlanchard@HannaCRE.com