



Office For Sale / Lease

600 Delaware Avenue

Buffalo, NY

Downtown Buffalo Class A Office / For Sale or Lease

16,077 ± SQ. FT. CLASS A OFFICE

| BUILDING FEATURES | |
|-------------------|---------------------|
| Total Available | 16,077 ± Sq. Ft. |
| On-Site Parking | 138 ± Spaces |
| Lot Size | .70 ± Acres |
| Zoning | C – Office Building |

Property Highlights

- Downtown Buffalo, NY Class A office space available for sale or lease
- Class A office finishes throughout
- Proximate to the Buffalo Niagara Medical Campus, Allentown, Elmwood Village, and Central Business District
- 25 ± covered parking spaces, 15 ± surface lot spaces, 98 ± spaces in ramp
- Potentially available as a sale / lease back opportunity
- Ideal for: professional office user, owner / occupant, investment



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population | 29,418 | 124,742 | 297,449 |
| Average Household Income | \$59,272 | \$56,940 | \$59,338 |



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14 Lafayette Square, Suite 1900
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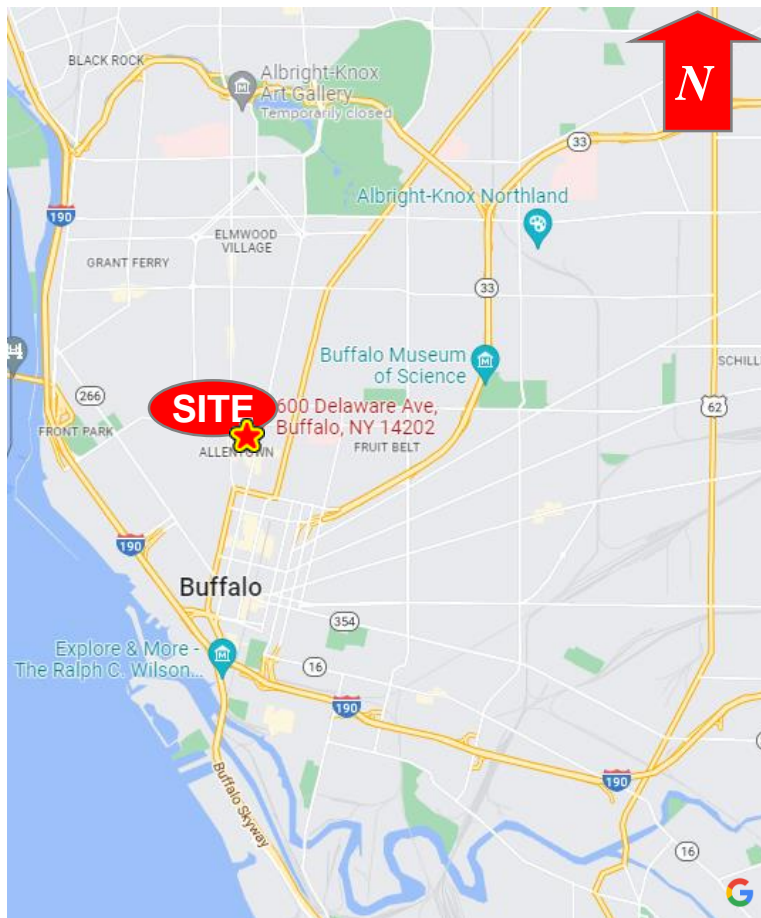


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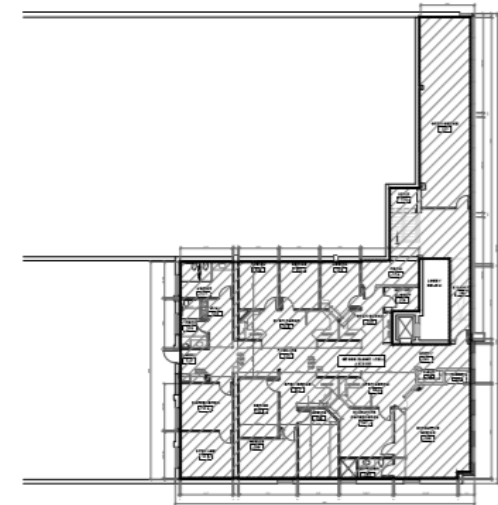


Location Map

1st Floor



2nd Floor



Floor Plans

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Exterior Photos



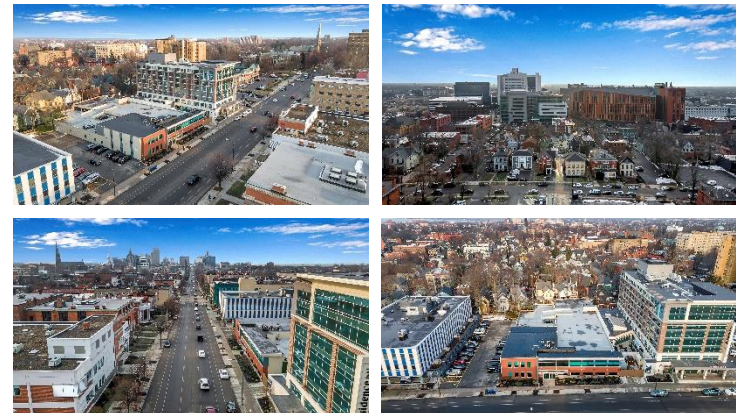
Parking Photos



Interior Photos



Aerial Photos



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