

OFFICE FOR SALE / LEASE

600 Delaware Avenue

Buffalo, New York



16,077 ± Sq. Ft. Class A Office

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 H.H. Income	\$59,272	\$56,940	\$59,338

Contact

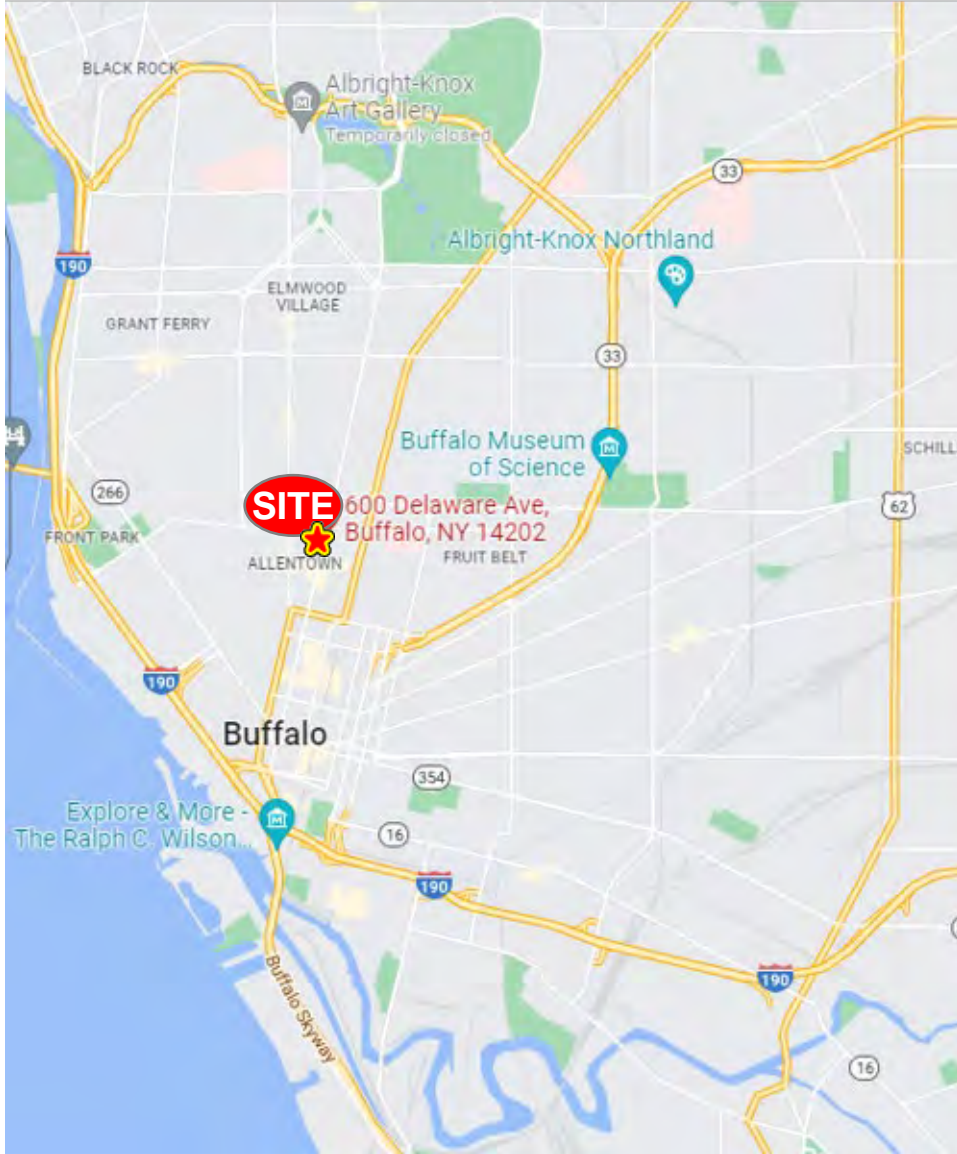
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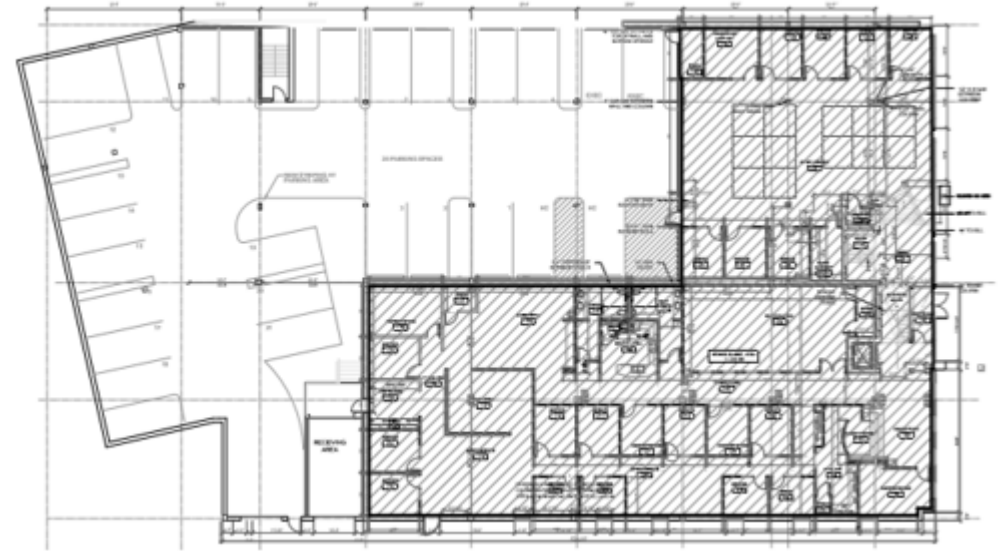
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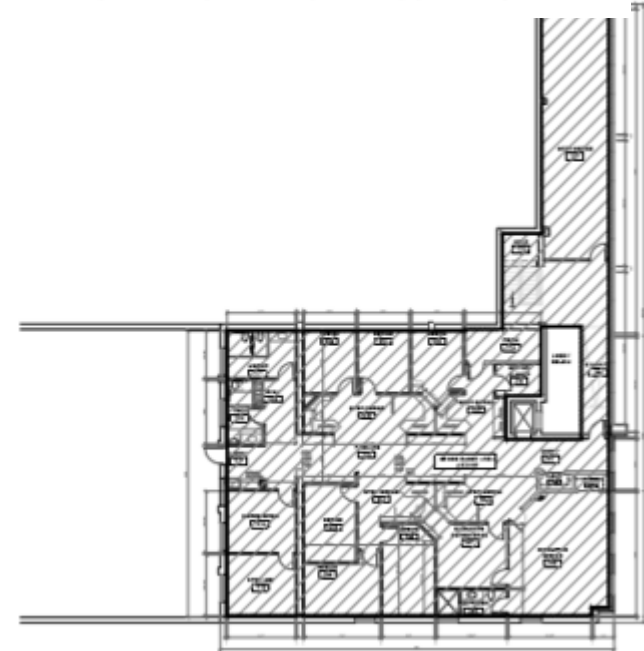
600 Delaware Avenue Buffalo, New York



Location Map



1st Floor



2nd Floor

Floor Plans

Downtown Buffalo Class A Office | For Sale or Lease

600 Delaware Avenue

Buffalo, New York



Exterior Photos



Parking Photos



Interior Photos



Aerial Photos

