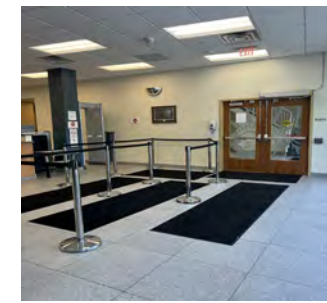
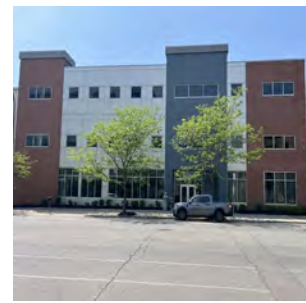


FOR LEASE

306 Delaware Avenue, 3rd Floor Buffalo, NY 14201



Professional Office Space Available



Up to 15,100 ± SF of Office Space in Downtown Buffalo

Building Features

Total Current Building Size	38,025 ± Sq. Ft.
Space Available:	11,700 ± Sq. Ft., expandable to 15,100 ± Sq. Ft.

Property Highlights

- Located in the City of Buffalo's historic Delaware Avenue Corridor
- Entire third floor available
- Currently 11,700 ± SF, with the potential to expand to 15,100 ± SF
- Elevator access
- On-site property security
- Surface and garage parking available
- ½ mile to City Hall and Niagara Square
- Easy access to NYS Route 33 Kensington Expressway
- Centrally located between Buffalo Niagara Medical Campus and Canalside
- Ideal for: professional office users including law firms, accounting firms, insurance firms, Government offices

Demographics	1 Mile	3 Miles	5 Miles
Population	26,259	120,635	300,739
Average H.H. Income	\$74,072	\$72,624	\$72,765

Source: ESRI Business Analyst 2023

Contact

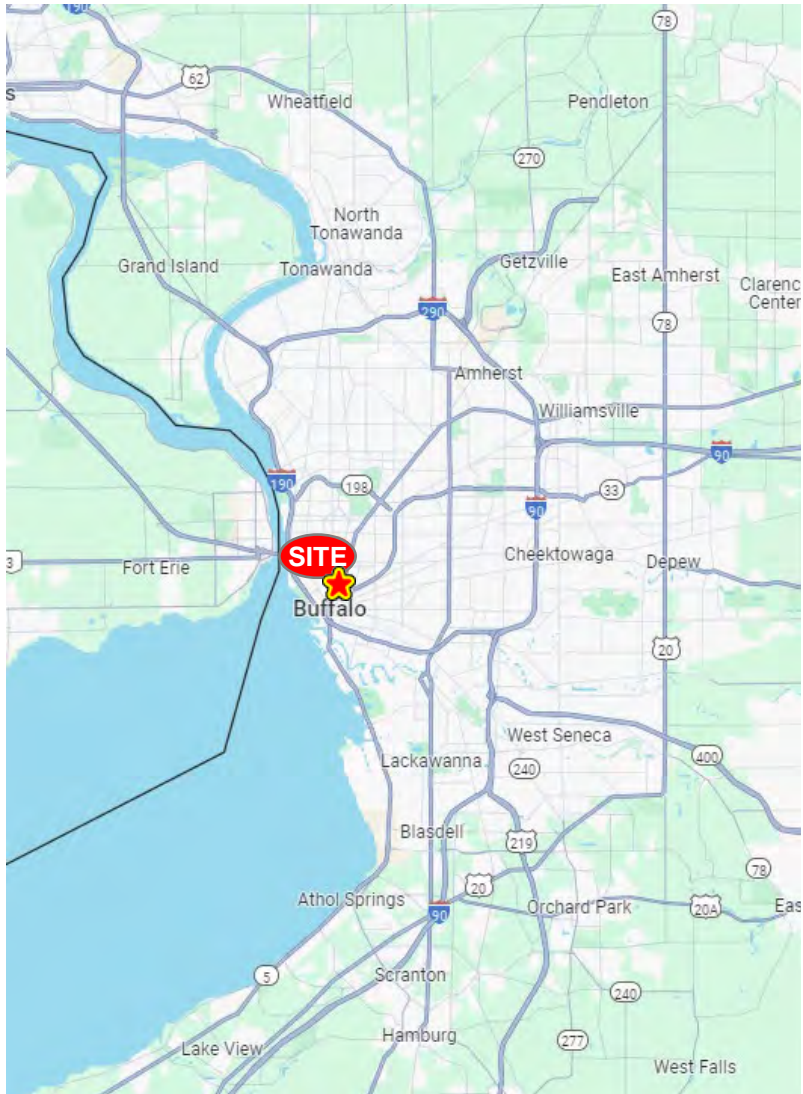
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306 Delaware Avenue, 3rd Floor | Buffalo, NY



Location Map



Aerial