

FOR LEASE

625 Delaware Avenue

Buffalo, NY 14202



## Downtown Buffalo Office Suites Available

### Building Features

Total Building Size	42,400 ± Sq. Ft.
Spaces Available:	1,000-3,250 ± Sq. Ft.

### Property Highlights

- Located in the City of Buffalo's Delaware Business District
- A variety of small to large office suites ranging from 1,000 to 3,250 SF
- Ample parking featuring covered and surface lot spaces
- Competitively priced full-service gross leases (no loss factor)
- Many nearby amenities including restaurants, banks, retail, and entertainment
- Less than a mile from the Buffalo Niagara Medical Campus
- Easy access to NYS Route 33 Kensington Expressway
- Ideal for: nonprofit organizations, professional office users including law firms, accounting firms, and insurance firms

Demographics	1 Mile	3 Miles	5 Miles
Population	31,175	141,036	323,305
Average H.H. Income	\$73,012	\$67,171	\$69,688

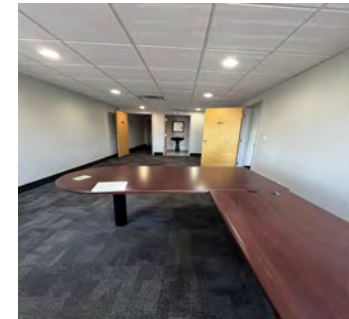
Source: ESRI Business Analyst 2023

### Contact

**ELIJAH KHOURY**  
Real Estate Salesperson  
+1 716 866 6436  
ekhouri@pyramidbrokerage.com

**RICHARD J. SCHECHTER**  
Associate Real Estate Broker  
+1 716 316 4040  
rschechter@pyramidbrokerage.com

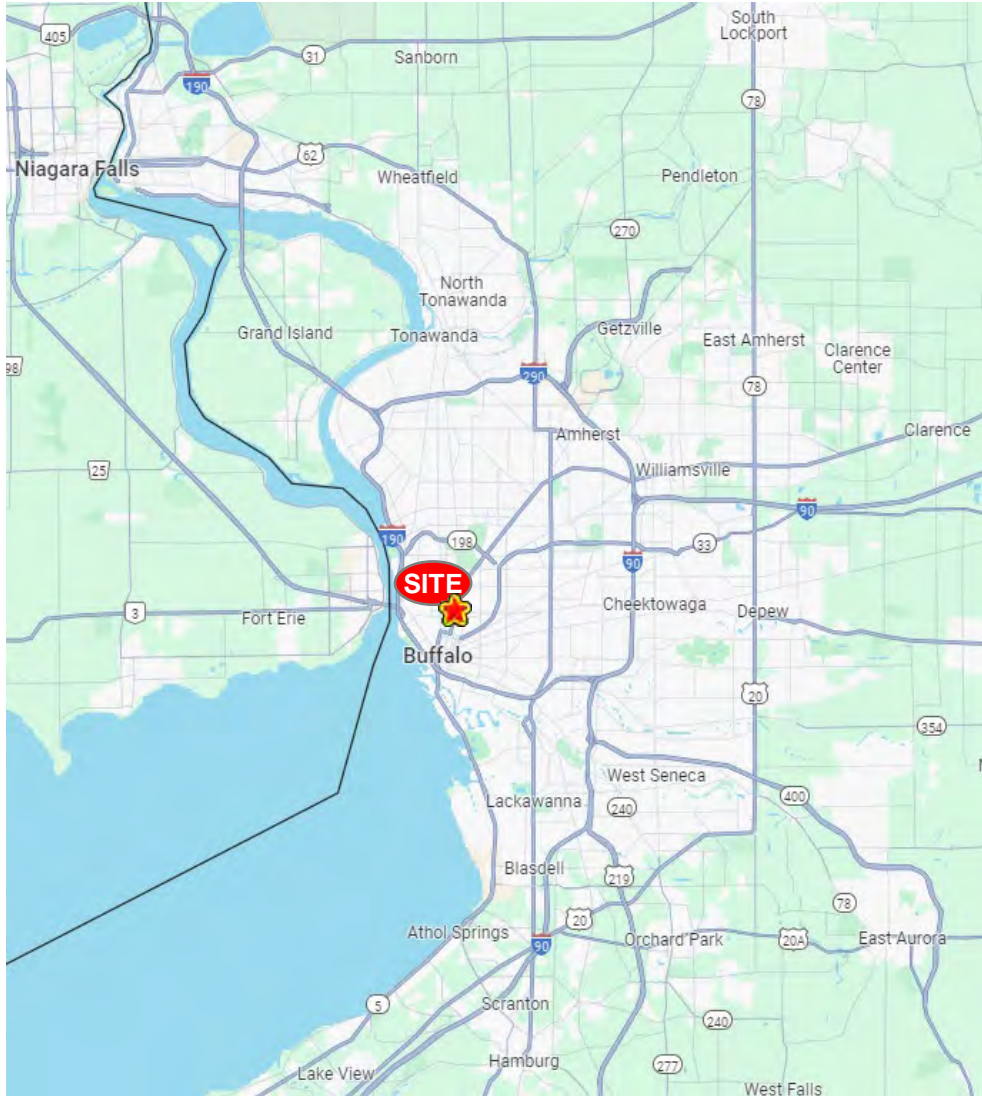
Buffalo Office Suites Available



14 Lafayette Square, Suite 1900  
Buffalo, New York 14203  
+1 716 852 7500  
pyramidbrokerage.com

**FOR LEASE**

**625 Delaware Avenue | Buffalo, NY**



Location Map



Aerial