CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

370 Franklin Street
Buffalo, NY



FOR SALE

PROFESSIONAL OFFICE SPACE
LUCY CURLEY BUILDING

Property Highlights

- Potential Rental Income
- Single user or Multi-tenanted building
- Centrally located with easy access to Route 33, Allentown, Elmwood Village and the Central Business District
- 46 car on-site parking
- Includes a ±1,000 SF detached garage
- Ideal For: Law firms, professional offices, non-profits, architecture and engineering firms
- Built in 1900

Building Features

Building Size	4,667± Sq. Ft.
Lot Size	0.48± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	28,504	125,993	311,092
Average H.H. Income	$76,866	$76,743	$77,538

Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

Tyler A. Balentine
Real Estate Salesperson
+1 585 507 1500
tbalentine@pyramidbrokerage.com

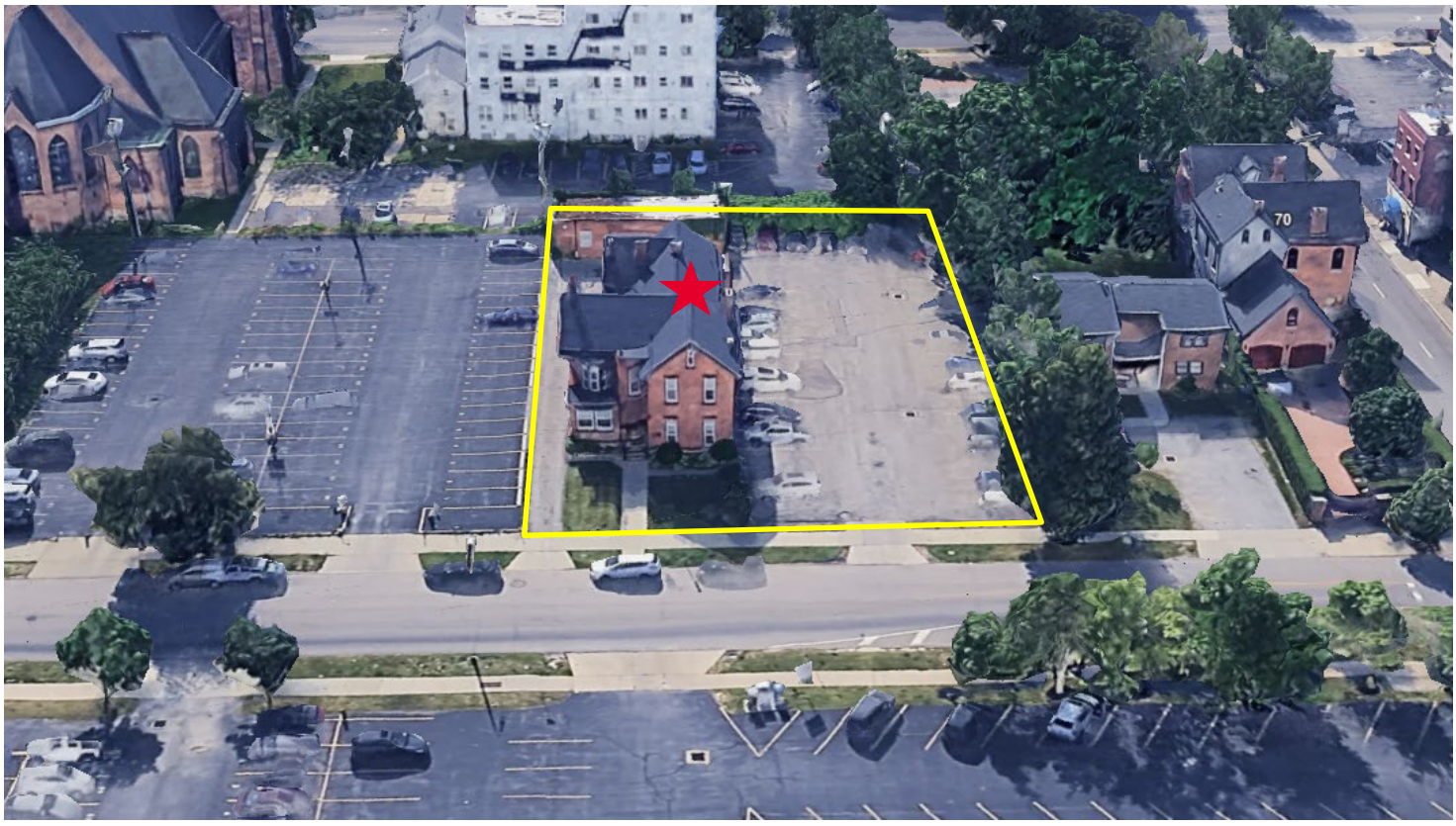
Richard J. Schechter
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Aerial



Angled View

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

370 Franklin Street
Buffalo, NY





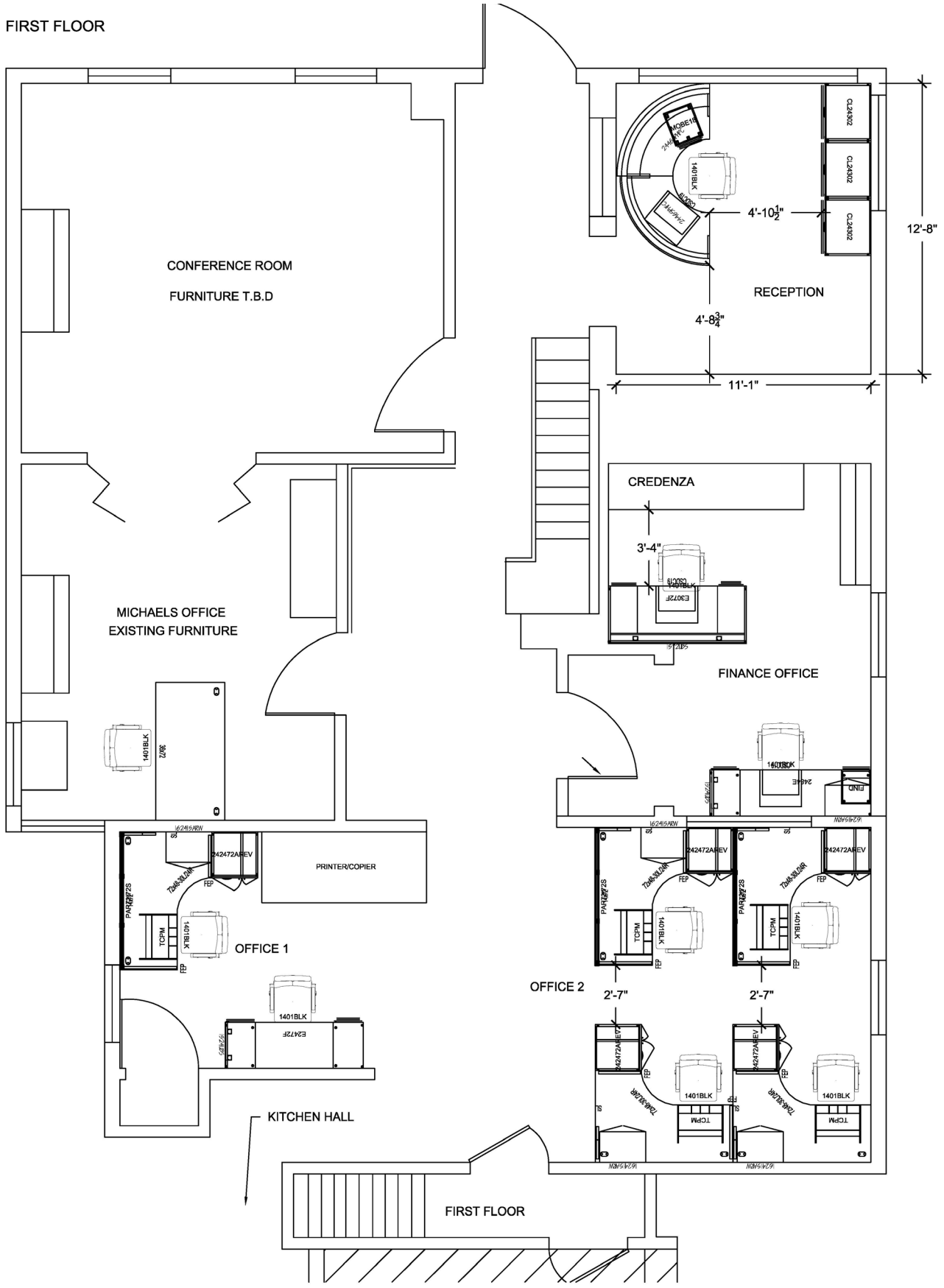




Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

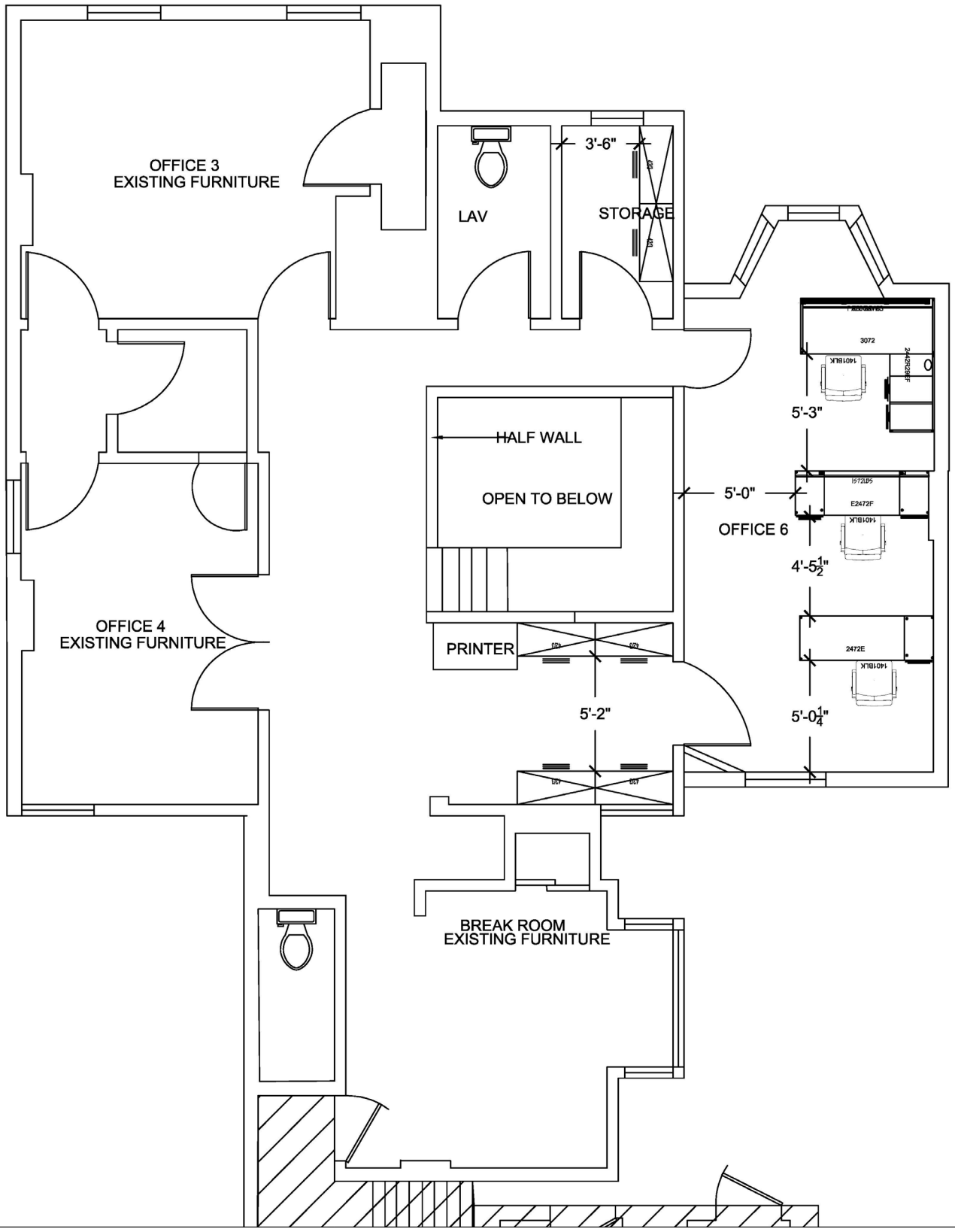
CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

370 Franklin Street
Buffalo, NY



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SECOND FLOOR



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.