

3 STORY OFFICE BUILDING

325 DELAWARE AVE | BUFFALO, NEW YORK

OFFICE SPACE AVAILABLE



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325 DELAWARE AVENUE

BUFFALO, NEW YORK

- Space available: 1st Floor 4,245 sq ft
 2nd Floor Up to 10,700 sq ft
- Located near the corner of Delaware Avenue and West Tupper Street with immediate access to Route 33 (Kensington Expressway)
- A three story building on a 2.45 acre site that is strategically located within three blocks of the heart of downtown Buffalo
- Unlike most buildings in the downtown district, tenants enjoy on-site parking
- Close to the heart of the city, this building is well within walking distance of a variety of shops, restaurants, theaters and banks
- The site is just blocks from Buffalo City Hall, Erie County Court House, and New York State Court House as well as a multitude of other local, state, and federal buildings
- The site is also surrounded by public bus transportation and within three blocks of the subway system
- Moving equipment into the building is easy with the full truck dock facility that is serviced by a freight elevator with a capacity of 6,000 lbs
- The freight elevator is just one of three elevators that service the building
- Contact Kevin Zugger for further information



All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.



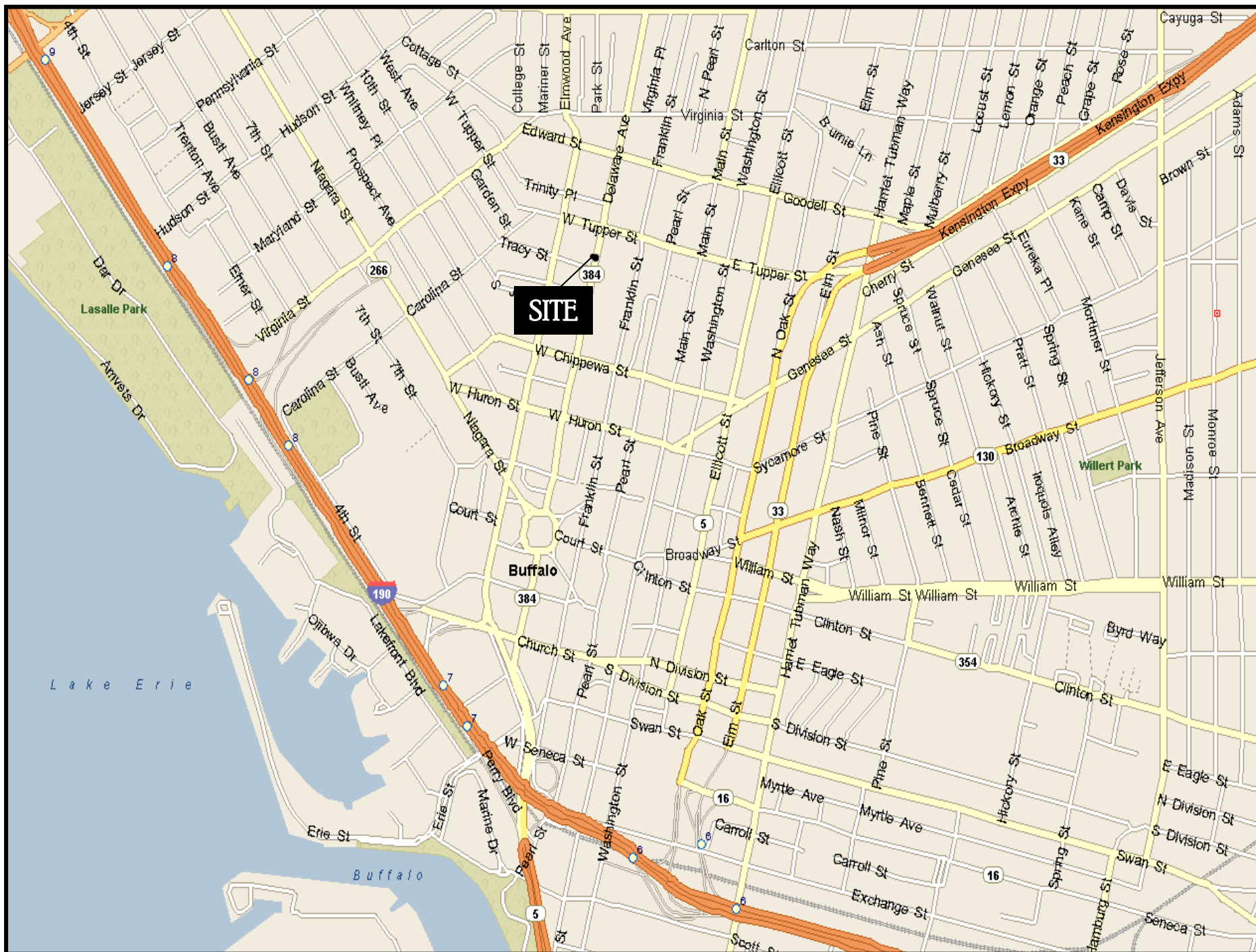
Delaware Ave View

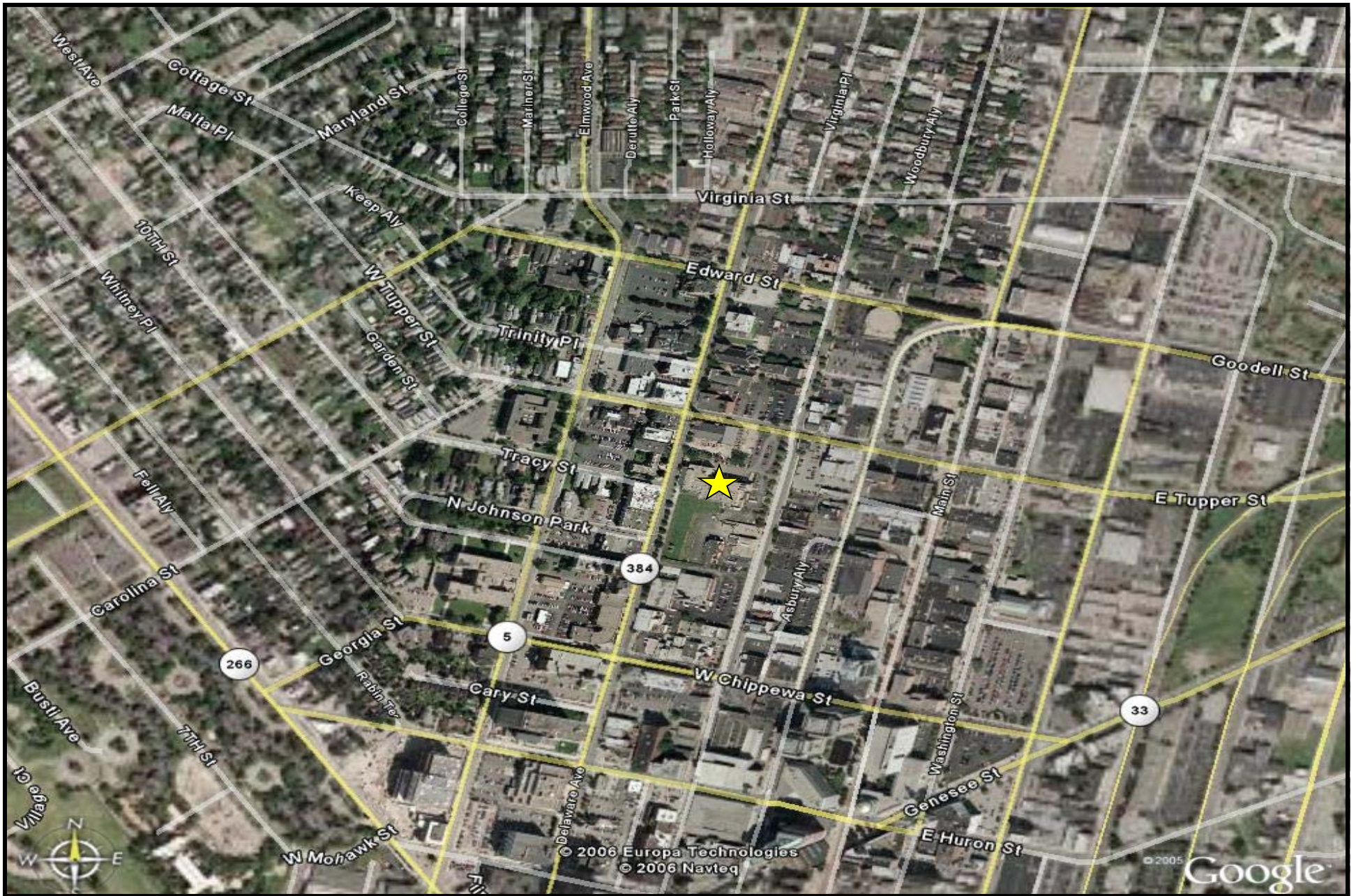
Rear of
Property
with
Ample
Parking



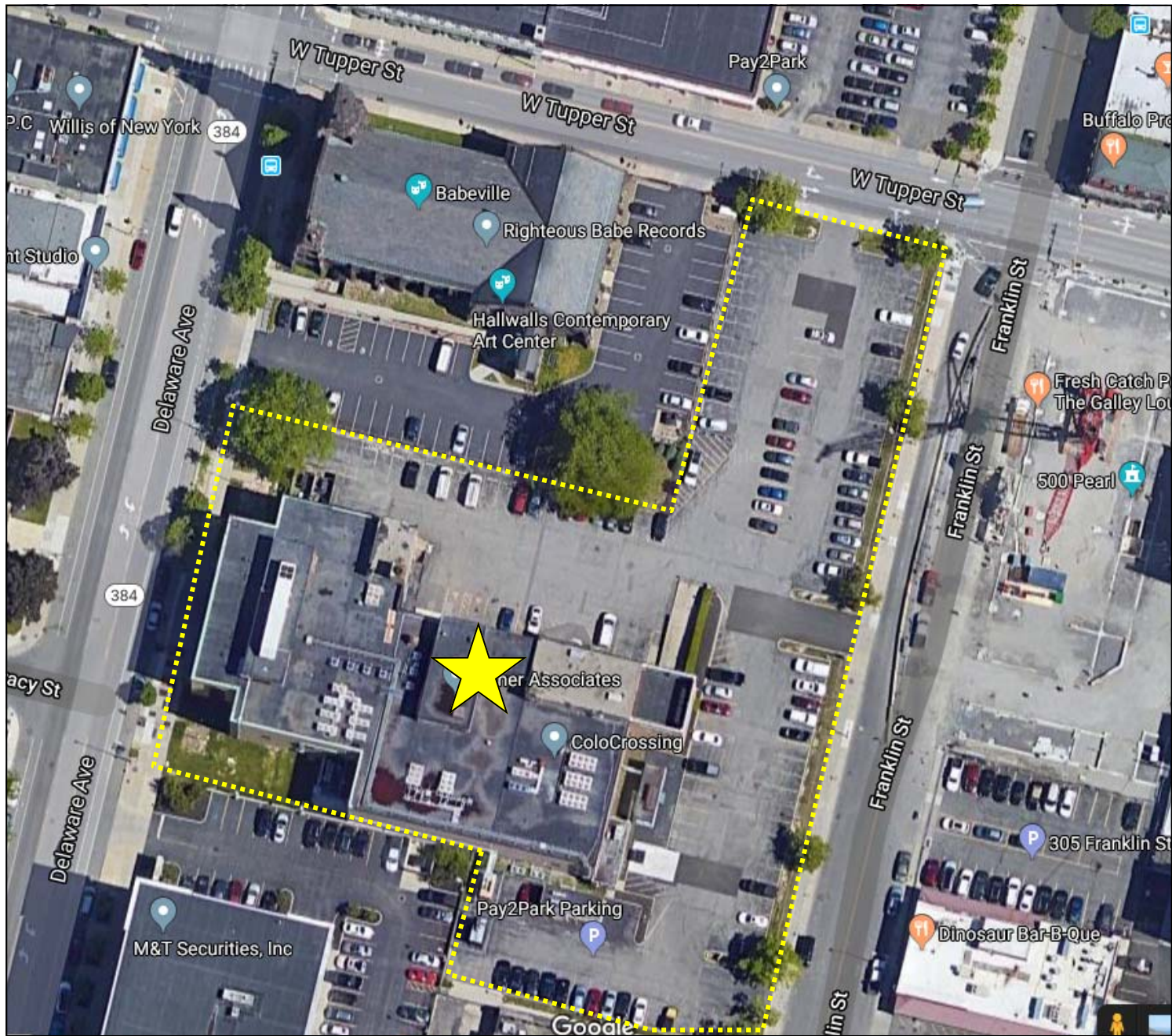
Franklin St View







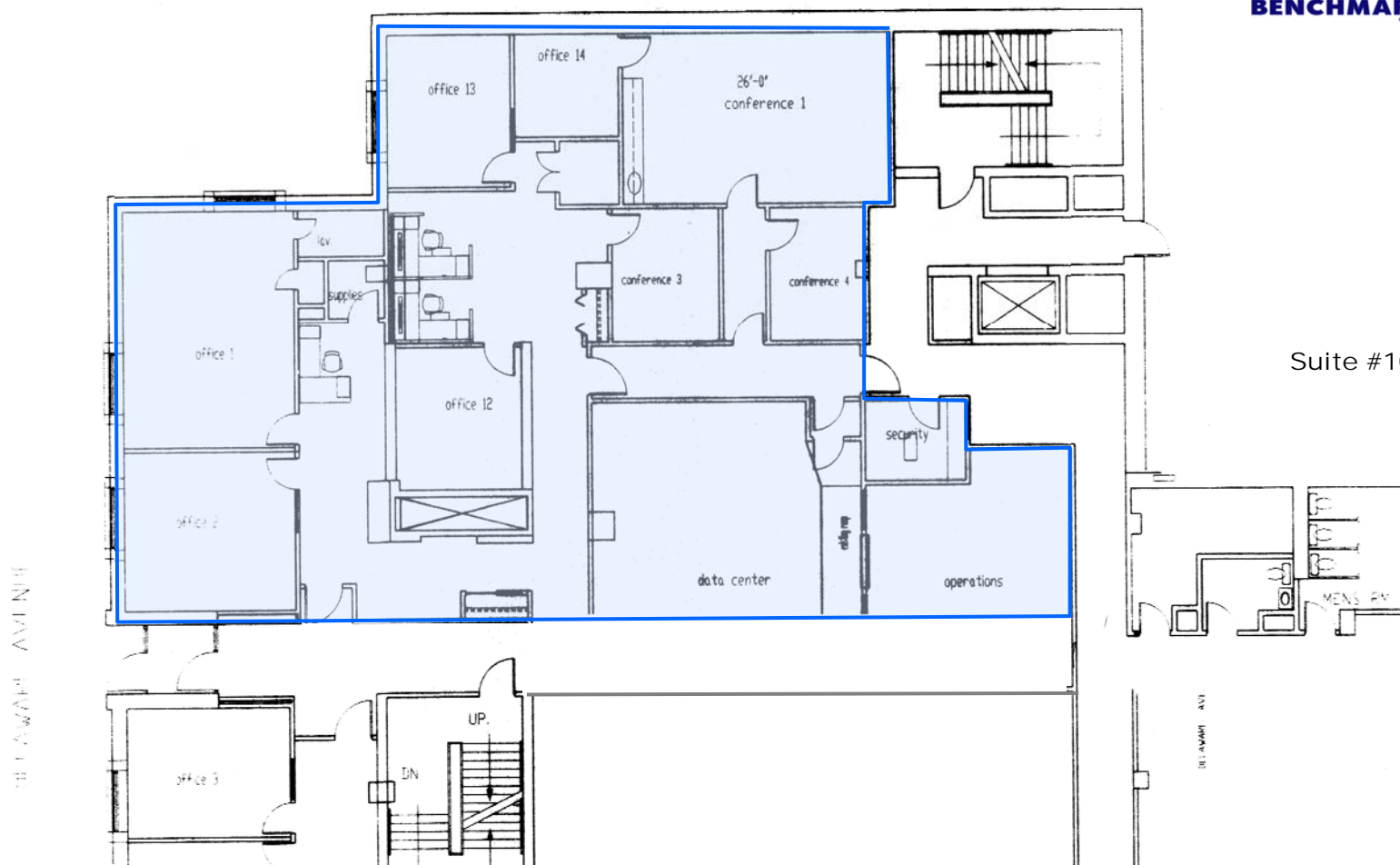
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325 DELAWARE AVENUE

**First Floor Space Available
4,245 sq ft**



Suite #102

325 DELAWARE AVENUE

**Second Floor Space Available
Up To 10,700 sq ft**

