

# 3 STORY OFFICE BUILDING

325 DELAWARE AVE | BUFFALO, NEW YORK

**OFFICE SPACE AVAILABLE**



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# 325 DELAWARE AVENUE

## BUFFALO, NEW YORK

- 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



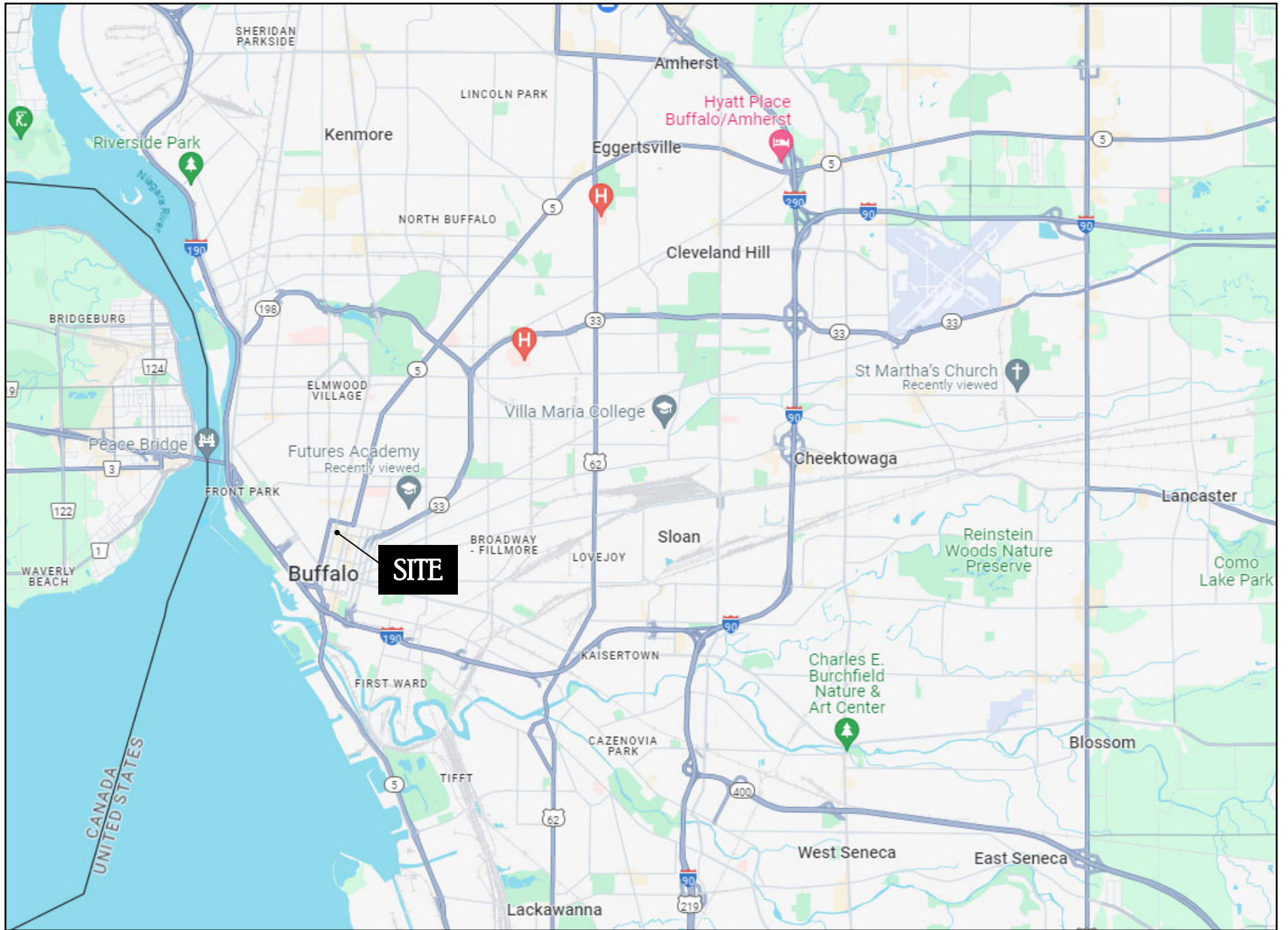


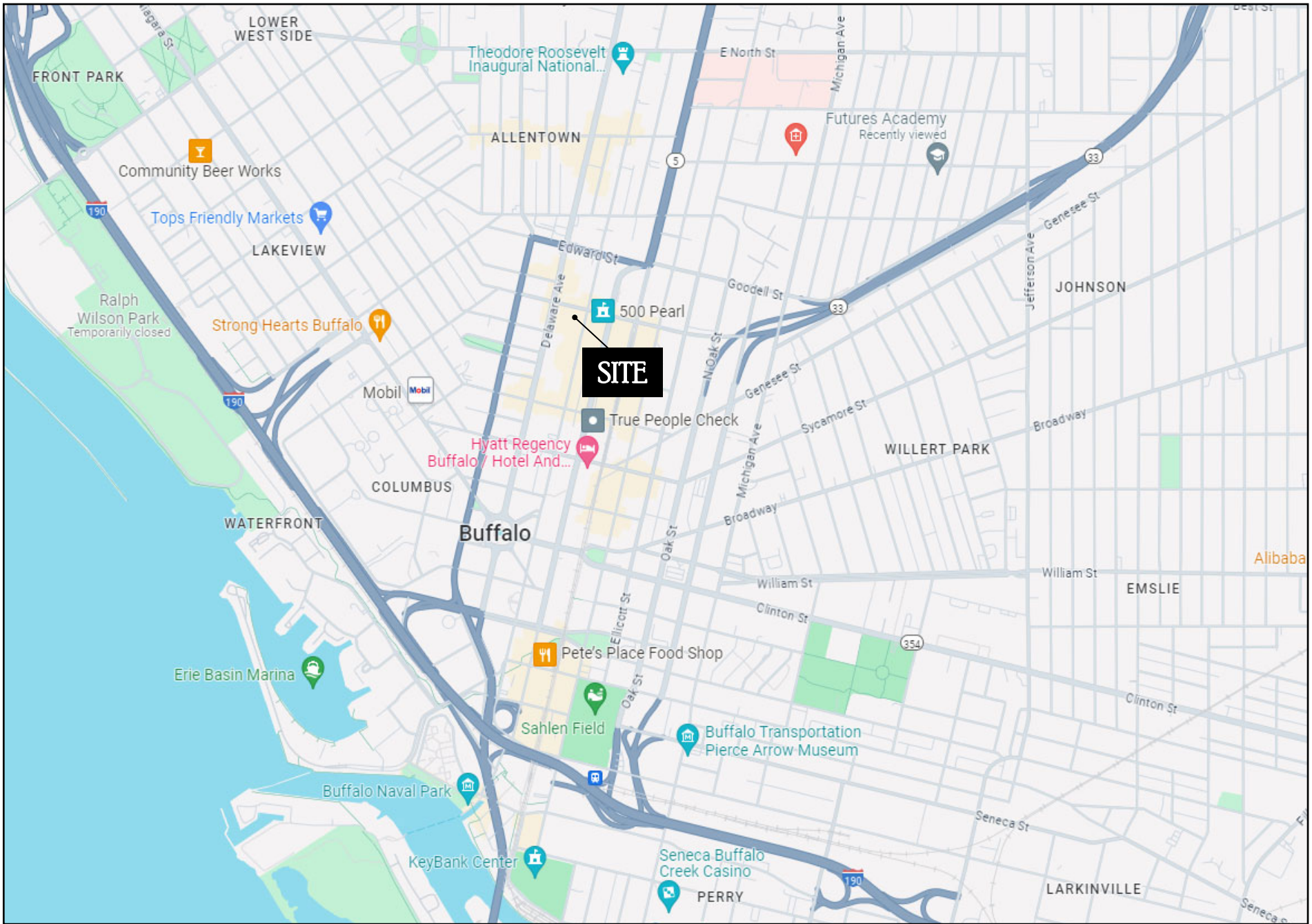
Delaware Ave View

Rear of Property with Ample Parking



Franklin St View





**SITE**

500 Pearl

True People Check

Hyatt Regency  
Buffalo / Hotel And...

Buffalo

Pete's Place Food Shop

Sahlen Field

Buffalo Transportation  
Pierce Arrow Museum

KeyBank Center

Seneca Buffalo  
Creek Casino

PERRY

Alibaba

EMSLIE

LARKINVILLE

LOWER  
WEST SIDE

FRONT PARK

Community Beer Works

Tops Friendly Markets

LAKEVIEW

Ralph  
Wilson Park  
Temporarily closed

Strong Hearts Buffalo

Mobil

WATERFRONT

COLUMBUS

ALLENTOWN

Theodore Roosevelt  
Inaugural National...

E North St

Futures Academy  
Recently viewed

5

33

Edward St

Delaware Ave

Goodell St

N Oak St

Genesee St

Sycamore St

Broadway

WILLERT PARK

Oak St

William St

Clinton St

William St

Clinton St

Seneca St

190

Seneca St

Bea St

Niagara St

Michigan Ave

Jefferson Ave

Genesee St

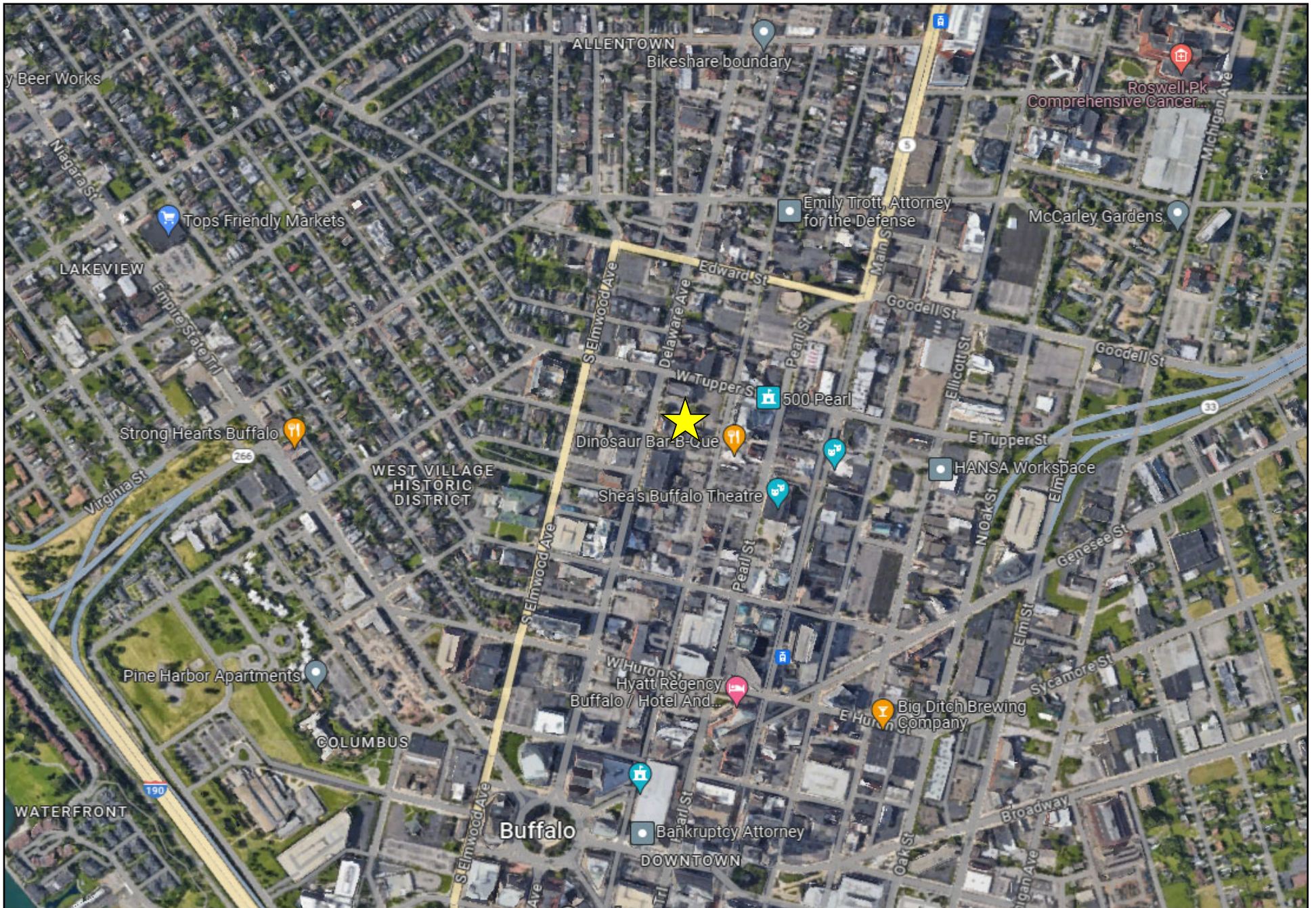
Broadway

William St

Clinton St

Seneca St

Seneca St



325 DELAWARE AVENUE ~ BUFFALO, NEW YORK



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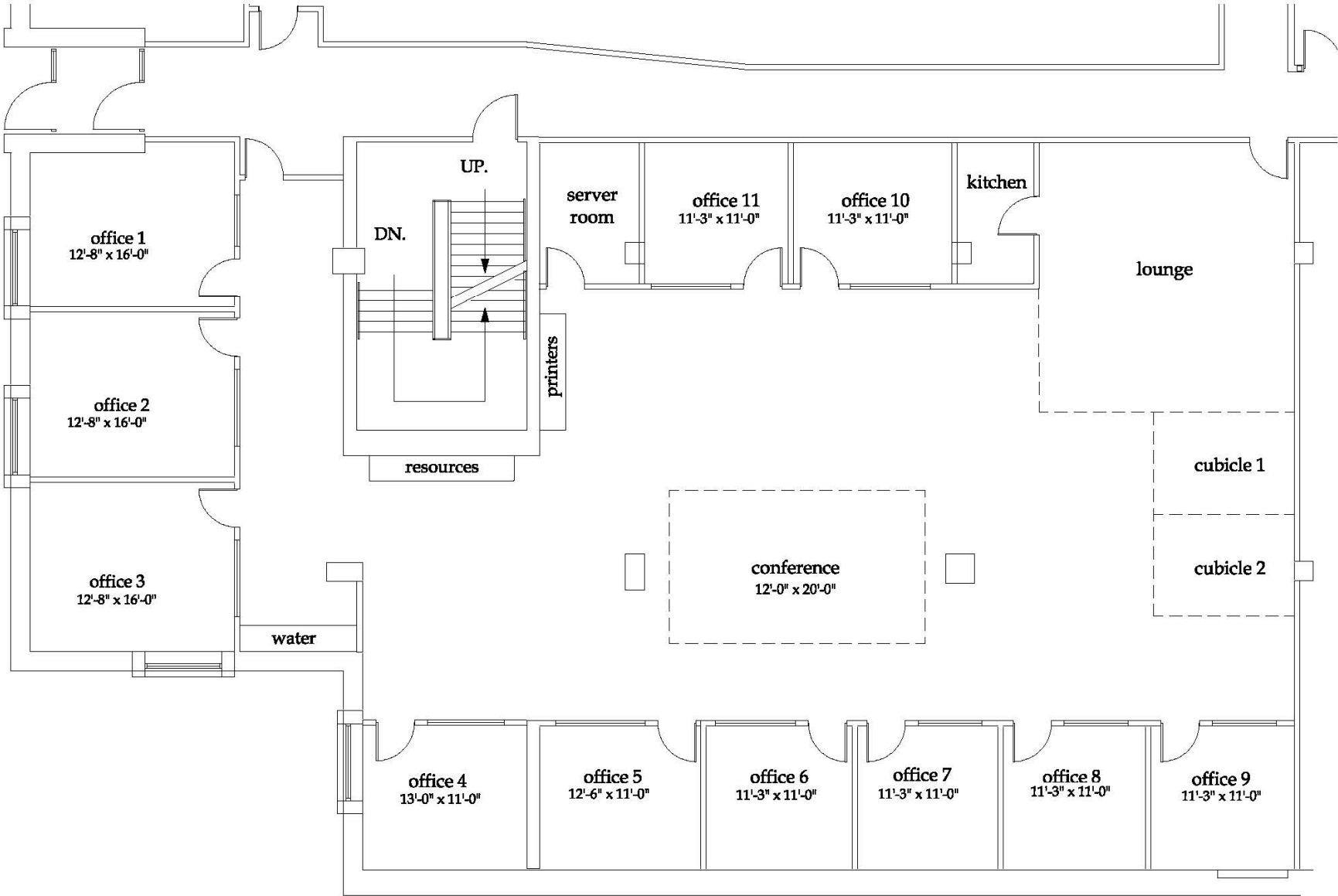


**325 DELAWARE AVENUE**

**First Floor Space Available  
4,653 sq ft**



**Suite #100**



# 325 DELAWARE AVENUE

## Second Floor Space Available Up To 8,900 sq ft

