

Premier Medical & Professional Office Building



 **11 Summer Street, Buffalo, NY**

QUALITY MEDICAL TENANTS IN PLACE / OPPORTUNITY FOR OWNER-OCCUPANT OR INVESTOR



SCHNEIDER
REAL ESTATE SERVICES

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Overview

PROPERTY FEATURES

- **Building (SF)** – 20,425
- **RBA (SF)** – 15,204*
- **Land (SF)** – 24,790
- **Land (Acres)** – 0.57
- **SBL** – 100.63-1-24.11
- **Zoning** – N-1C – (Mixed-Use Core)
- **Parking Spaces** – 56
- **Parking Ratio** – 3.68/1000 SF
- **Elevator** – Yes
- **ADA Compliant** – Yes

CONSTRUCTION

- **Utilities** – Gas & Electric
Sub-metered by Floor
- **Structure** – Type III – Joisted Masonry
- **Sprinkled** – 100%
- **Roof** – EPDM



Floors

This four-story building offers approximately 4,000 SF of net leasable area per floor. Each level is currently configured for single-tenant occupancy, with the flexibility to be further demised or combined to accommodate varying space requirements.

TOP-FLOOR POTENTIAL

- Currently unoccupied and built for professional office use. It can either remain as configured or be converted for medical tenancy similar to the lower floors. Expansive views contribute to a premium workplace experience.

MODERN MEDICAL BUILDOUTS

- Floors 2 and 3 feature recently completed, high-quality medical buildouts and benefit from strong remaining lease terms.

FLEXIBLE GROUND FLOOR CONFIGURATION

- Currently occupied by the building owner, with the option to stay or relocate, the first floor features a turnkey layout with a dedicated entrance, reception area, kitchenette/break room, and perimeter exam or office rooms—ideal for medical or professional users.



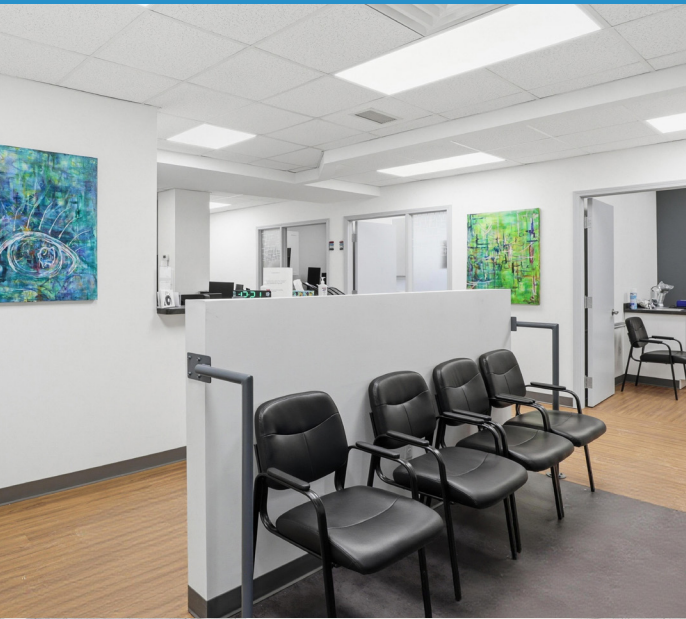
1st Floor



2nd Floor



3rd Floor



4th Floor



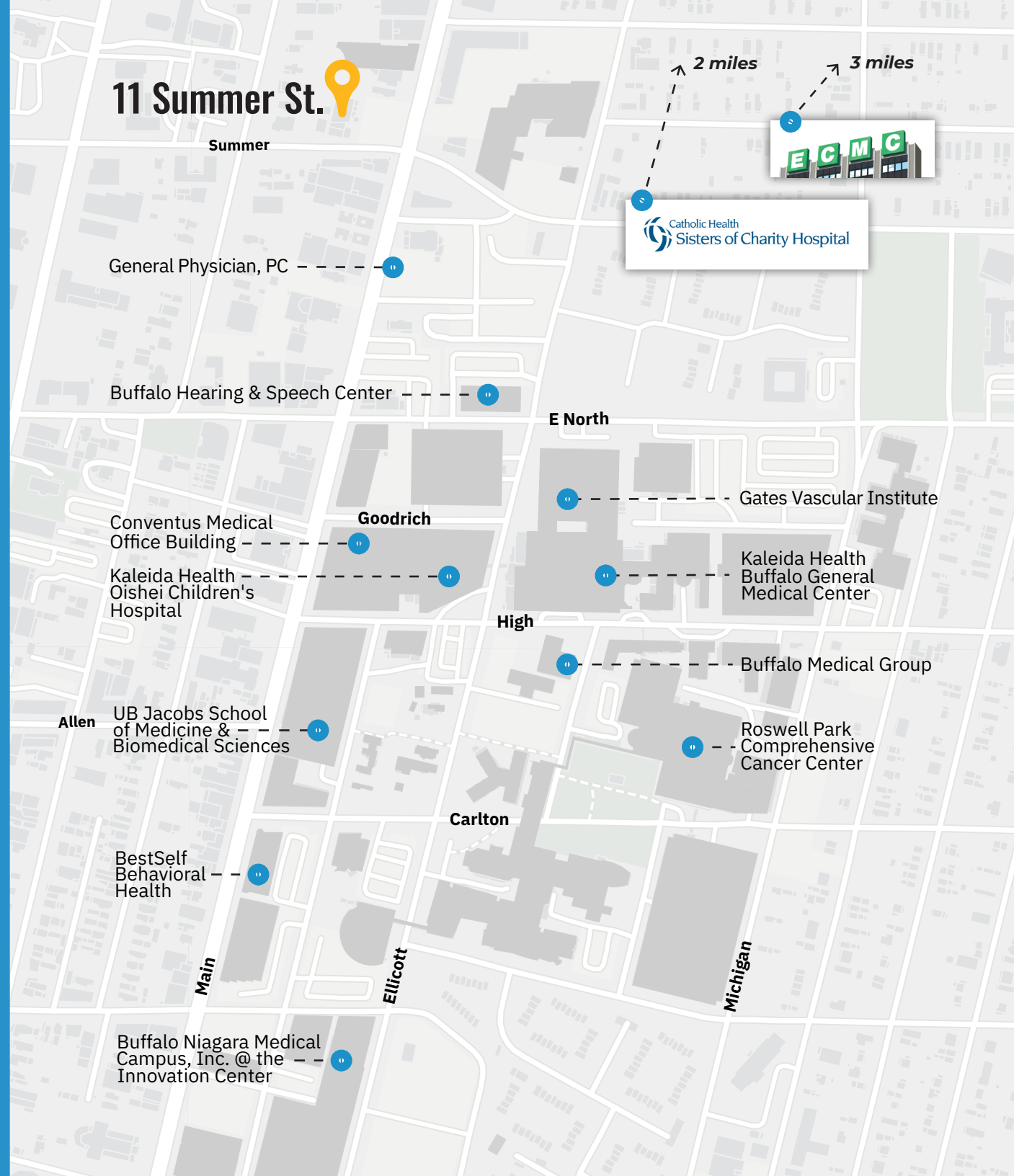
Location

11 Summer Street is strategically positioned at the epicenter of Buffalo's primary medical ecosystem.

The site offers a “referral-rich” environment, drawing from the region's largest concentration of hospital-based specialists and a dense network of community-based physicians.

At the northern gateway to the 120-acre Buffalo Niagara Medical Campus, the largest concentration of clinical care, research, and medical education in the region.

Centrally located between the region's other major hospital campuses, both of which serve as massive referral hubs.



Location



PROCESS:

- Call or Email Listing Agent for further information or to register and set up a tour.
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- No unauthorized site visits, all showings must be scheduled and accompanied.



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