

OFFICE FOR SUBLICENSE

250 Delaware Avenue

Buffalo, New York



Pyramid Brokerage
Company

In Strategic Alliance with



BEST BUILDING IN BUFFALO!

OUTSTANDING CLASS A OFFICE SUBLICENSE OPPORTUNITY

Building Features

Total Building Size	310,220 \pm Sq. Ft.
Availability	6 th floor: 13,984 \pm Sq. Ft.
Parking	Garage Parking

Property Highlights

- Best office opportunity in Buffalo
- Class A office building in the heart of Downtown Buffalo's Central Business District
- New office suite build-out with optimal mix of private offices and an open floor plan
- Excellent views
- Within walking distance to courts and government offices
- Patina 250 restaurant is located on site
- Bank branch in building
- Central to all of Western New York
- Excellent thruway and expressway access
- Proximate to many area amenities including banks, restaurants, entertainment, retail, pharmacies, and more
- Ideal for a variety of businesses including law firms, financial firms, government related services, and more

Contact

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President, Real Estate Broker
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\$15/SF FULL-SERVICE GROSS

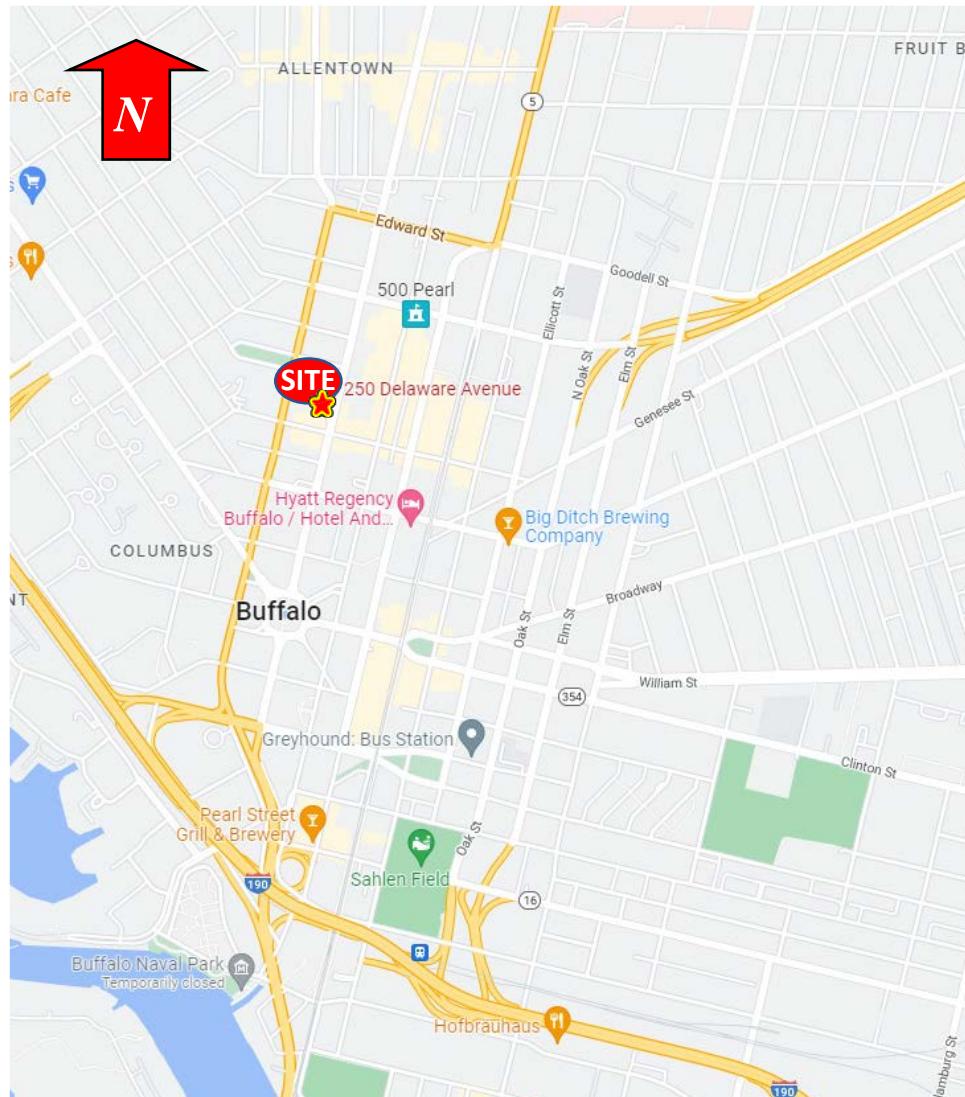
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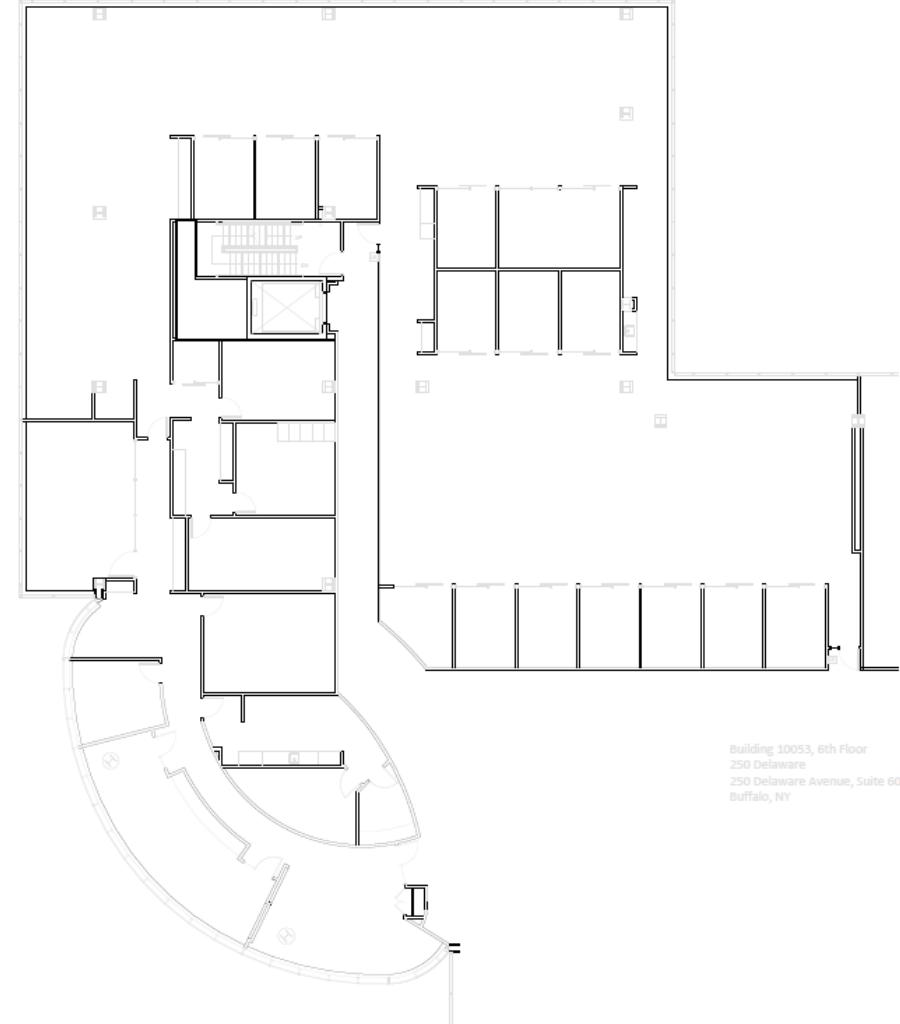
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Location Map



Floor Plan

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