

OFFICE FOR SUBLEASE

250 Delaware Avenue
Buffalo, New York



In Strategic Alliance with



BEST BUILDING IN BUFFALO!

OUTSTANDING CLASS A OFFICE SUBLEASE OPPORTUNITY

Building Features

Total Building Size	310,220 ± Sq. Ft.
Availability	6 th floor: 13,984 ± 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

ROBERT A. SCHELL
President, Real Estate Broker
+1 716 200 0141 - direct
rschell@pyramidbrokerage.com



14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

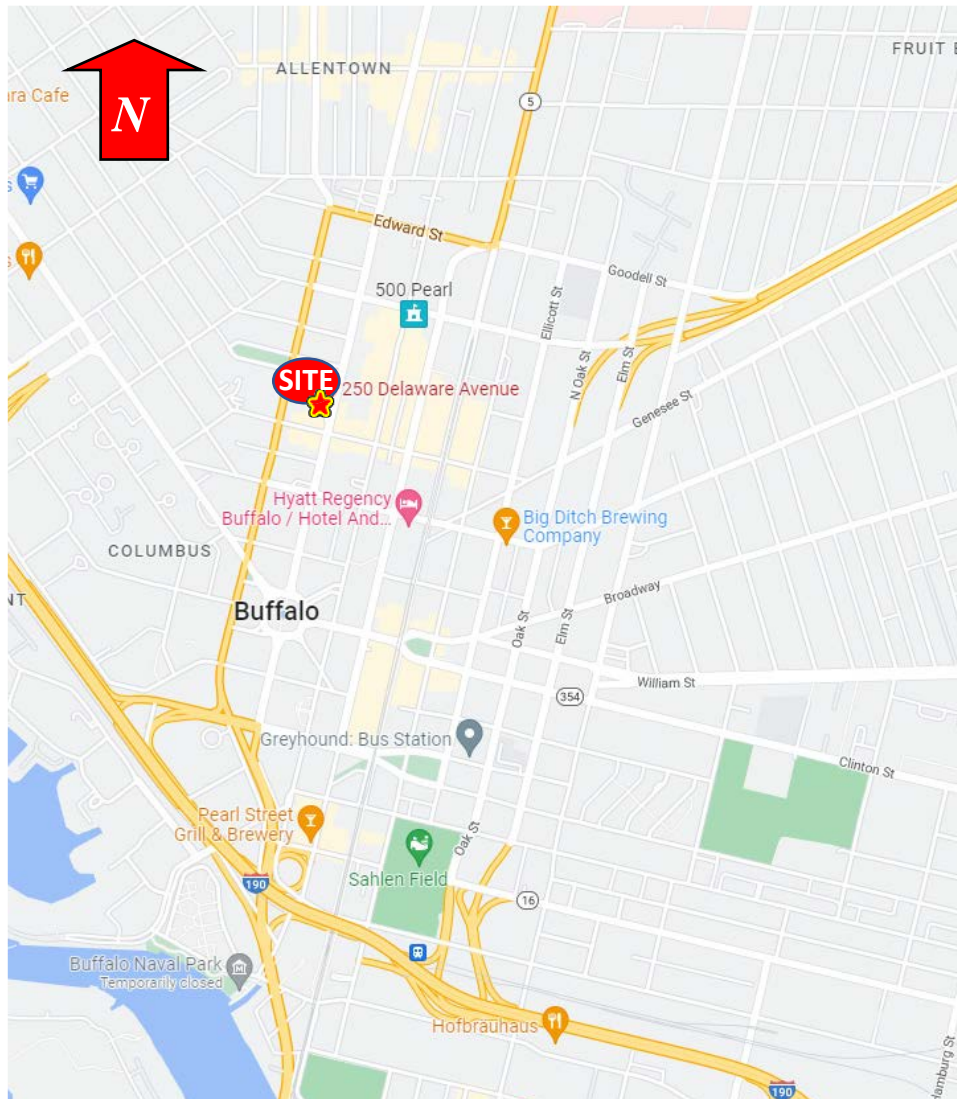
OFFICE FOR SUBLEASE

250 Delaware Avenue

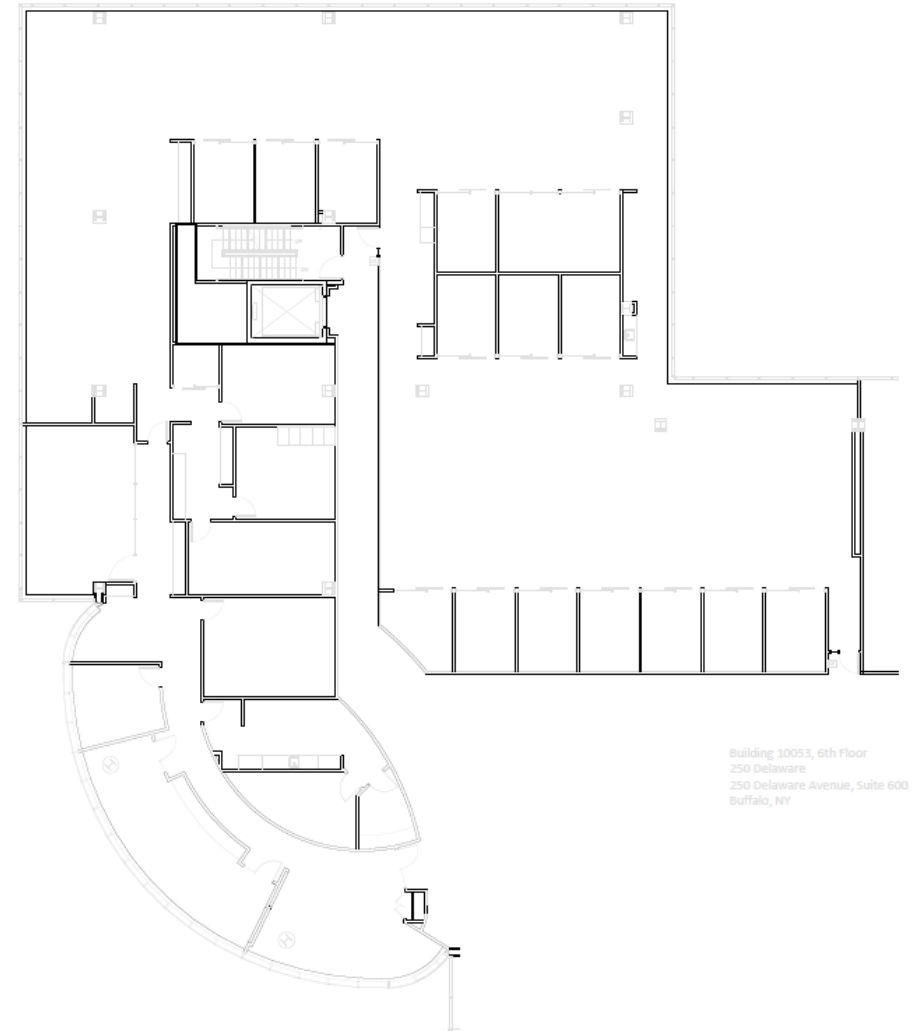
Buffalo, New York



In Strategic Alliance with



Location Map

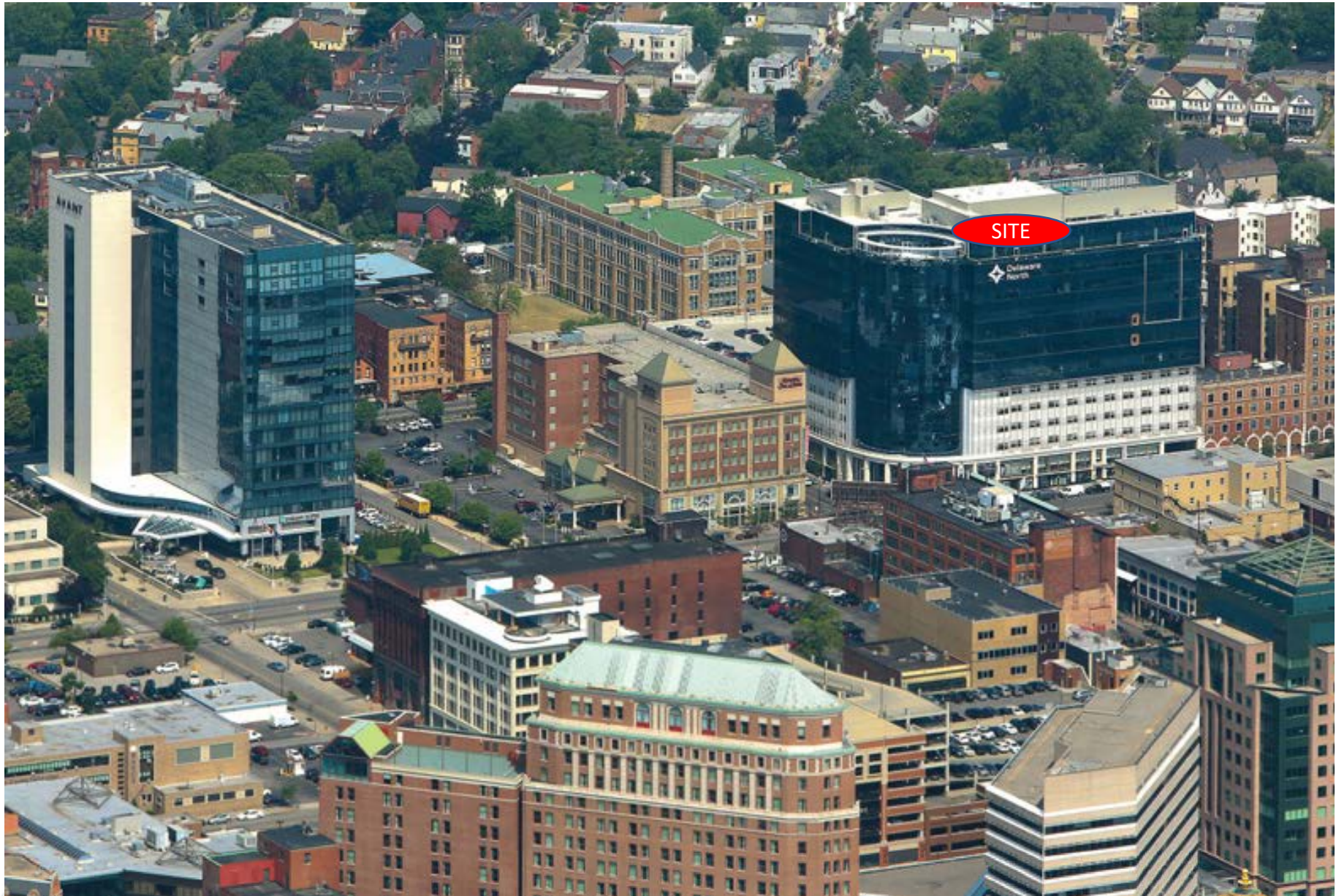


Floor Plan

OFFICE FOR SUBLEASE
250 Delaware Avenue
Buffalo, New York



In Strategic Alliance with



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. 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.