

NOW LEASING

Office - Retail Space

1275 DELAWARE



LANCASTER SQUARE

AT GATES CIRCLE

TM Montante Development is transforming the former Millard Fillmore Gates Hospital into Lancaster Square; a vibrant, mixed-use, urban place featuring neighborhood retail, modern residential units, and commercial space.



Lancaster Square Master Plan

ESTABLISHED PREMIER NEIGHBORHOOD



HIGH VISIBILITY

- 24,000 vehicles per day pass site
- 342,000 people live within 5 mile radius
- 500 residential units within 1,000 ft and another 500 planned on site
- 16,000+ BNMC employees work within 1 mile



EASY ACCESSIBILITY

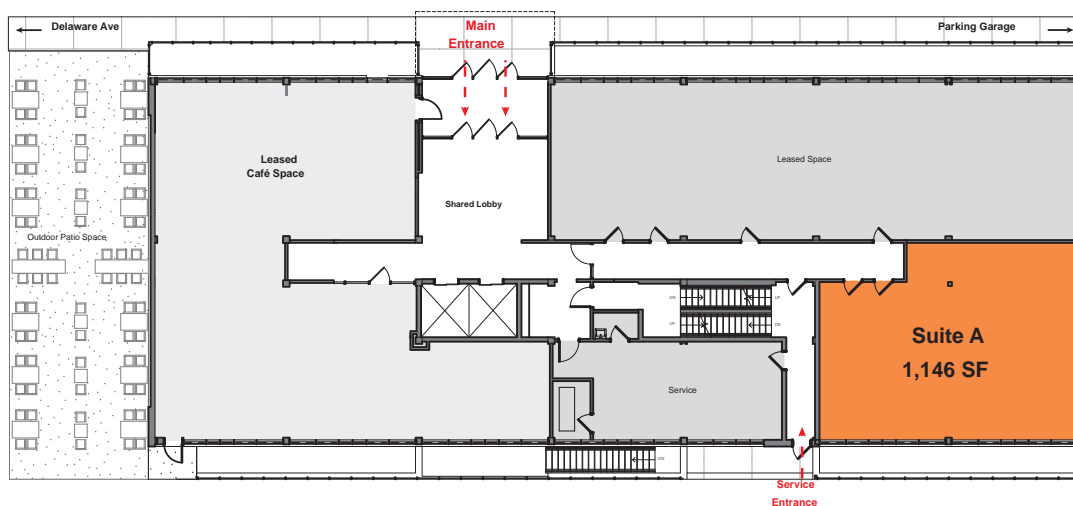
- 750+ space parking garage
- Less than 1 mile to Route 198
- Within 3 miles of Buffalo's CBD
- Seamless transition from parking to all amenities of Lancaster Square



WALKABILITY

- Close proximity to Elmwood Avenue, Delaware Park, Bidwell Parkway & multiple cultural institutions
- Within 1 mile of BNMC & 2 colleges
- Premier, urban mixed-use neighborhood
- Adjacent to Linwood Avenue bike path to downtown Buffalo

ONE OF THE BEST NEIGHBORHOODS IN AMERICA PER AMERICAN PLANNING ASSOCIATION!



1st Floor Plan



Photo of Shared Lobby



Rendering of Adjacent Parking Garage

For More Information

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