

## 525 Washington

Buffalo, NY 14209

### Investment Highlights

Prime Downtown Buffalo location. Perfect opportunity for investor, owner user, or redevelopment. Corner location in downtown Buffalo with 160' of frontage, heavy vehicle and foot traffic, perfect opportunity for owner user, investor, or investor seeking a redevelopment.

### Offering Summary

Asking Price	\$1,200,000
Available SF	15,220 SF
Buildings	1
Lot Size	.15 Acres
Property Type	Office, Mixed Use

### For More Information



**Brian Askey**  
716.908.8644  
brian@naimcguire.com



**Chadd Soto**  
716.908.8644  
csoto@naimcguire.com

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455 Cayuga Road, Suite 100  
Buffalo, New York 14225  
United States

# For Sale

Investment Opportunity  
Buffalo CBD Submarket



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Buffalo, New York 14225  
United States

# For Sale

Investment Opportunity  
Buffalo CBD Submarket



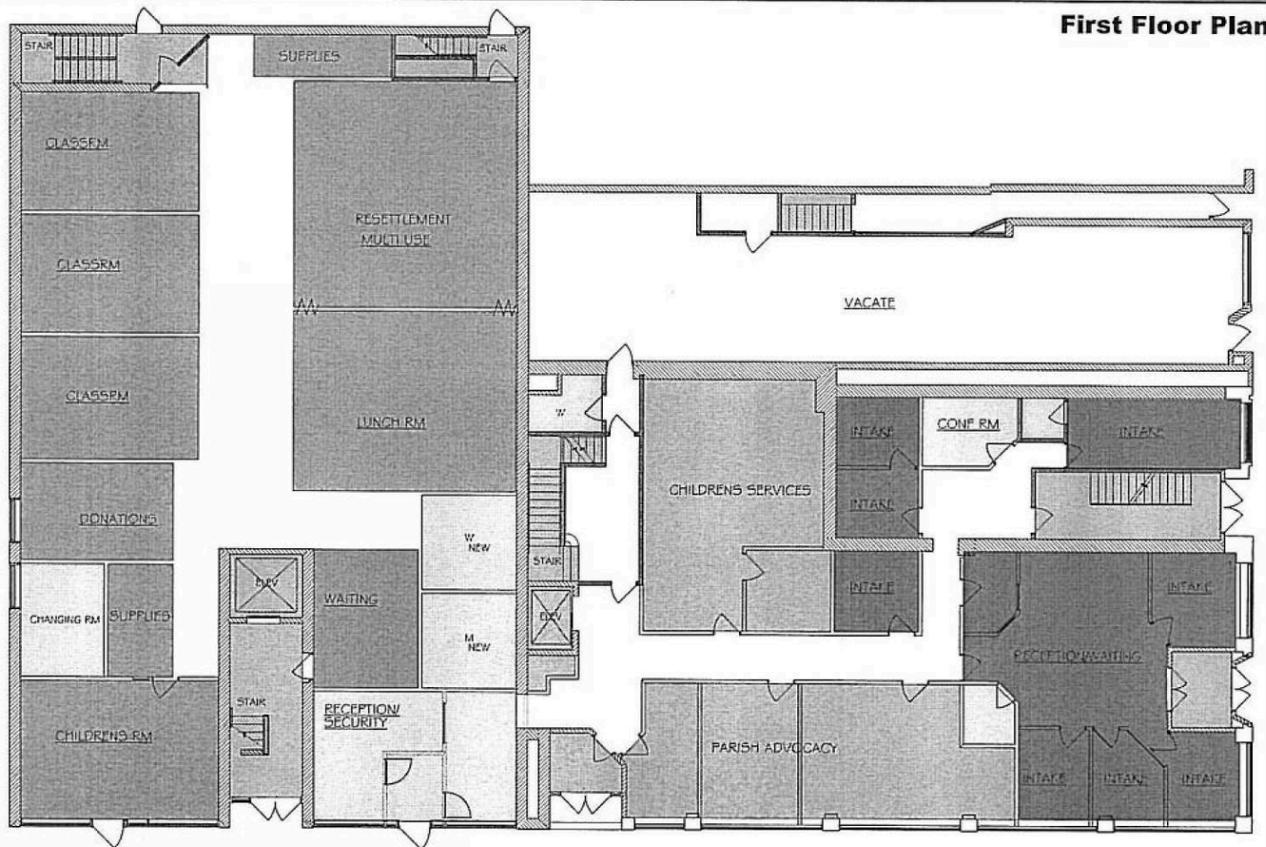
# First Floor

## **Catholic Charities**

**525 Washington Street**

## **Buffalo, New York**

## First Floor Plan



4/1/09

The logo for Uniland Development Company, featuring a stylized tree icon to the left of the word "UNILAND" in a bold, sans-serif font. Below "UNILAND" is the word "DEVELOPMENT COMPANY" in a smaller, all-caps, sans-serif font.

The logo for NAI McGuire. It features the letters 'NAI' in a bold, black, sans-serif font, with a thick red triangle pointing upwards to the right of the 'N'. To the right of 'NAI', the word 'McGuire' is written in a large, dark gray, lowercase, sans-serif font.

## COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

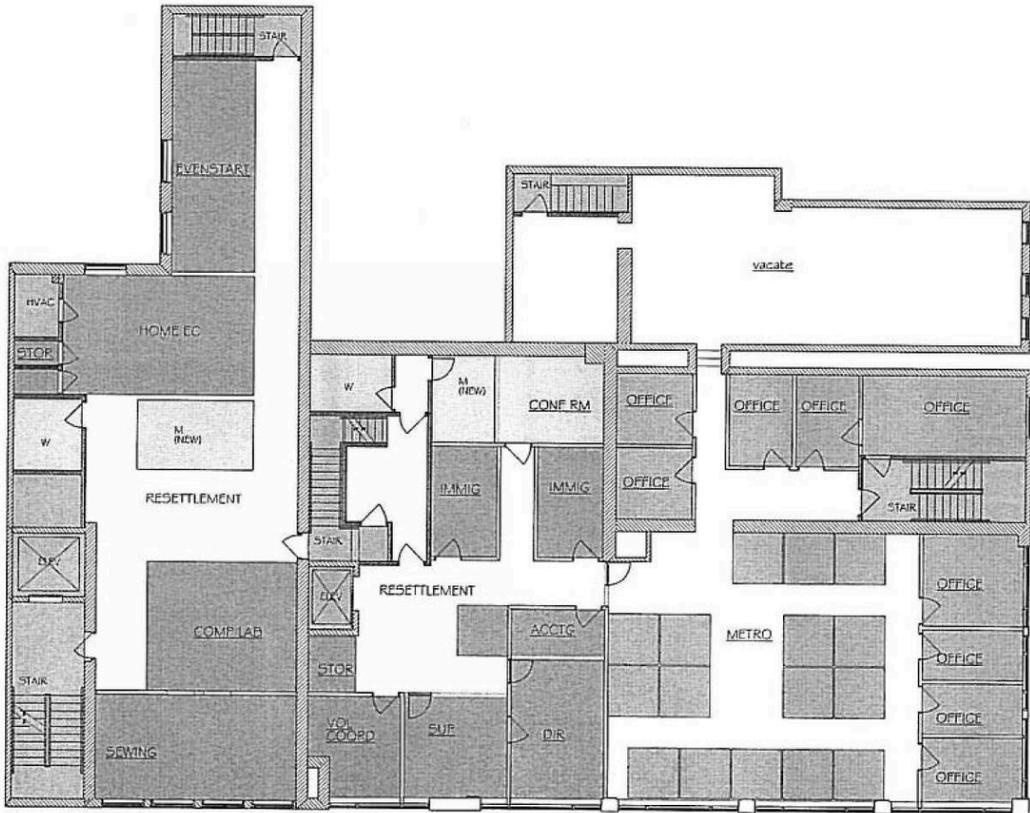
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United States

# Second Floor

**Catholic Charities**

525 Washington Street Buffalo, New York

**Second Floor Plan**



 **UNILAND**  
DEVELOPMENT COMPANY  
Buffalo, New York "The Standard" uniland.com

**NAI McGuire**  
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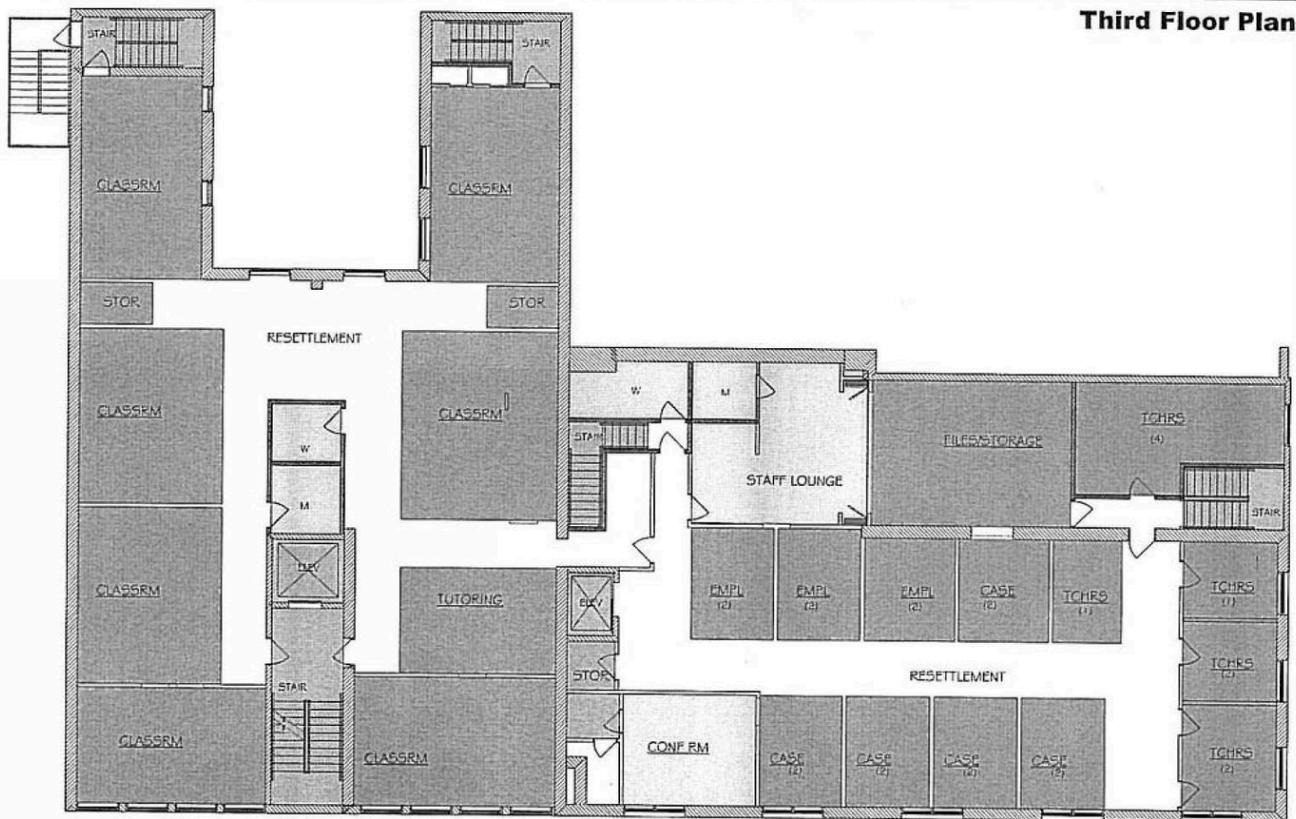
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# Third Floor

**Catholic Charities**

525 Washington Street Buffalo, New York

**Third Floor Plan**



 **UNILAND**  
DEVELOPMENT COMPANY  
Buffalo, New York 716.824.3800 [uniland.com](http://uniland.com)

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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455 Cayuga Road, Suite 100  
Buffalo, New York 14225  
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