



Exclusive Offering

DOWNTOWN BUFFALO OFFICE PORTFOLIO

THE RAND BUILDING
14 Lafayette Square
Buffalo, NY

THE MAIN COURT BUILDING
436 Main Street
Buffalo, NY

Tyler A. Balentine
Real Estate Salesperson
+1 585 507 1500
tbalentine@pyramidbrokerage.com

PROPERTY HIGHLIGHTS

226,000 SF

BUILDING SIZE

29

STORIES

405'

TALL

1929

YEAR BUILT

THE RAND BUILDING

14 Lafayette Square, Buffalo, NY

- Prime location in Downtown Buffalo's Central Business District
- Iconic Art Deco design
- Architectural influence for the Empire State Building
- 7 passenger elevators / large freight elevator
- Walkable location close to public transit, parking garages, restaurants and downtown amenities
- In close proximity to Canalside, the Cobblestone District & the Theater District
- Easy access to the Kensington Expressway (Route 33) and NYS Thruway I-190
- Residential conversion potential on multiple floors
- Eligible for historic tax credits
- Ideal for office users and investors



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

Cushman & Wakefield Copyright 2025. 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.

PROPERTY HIGHLIGHTS

162,133 SF

BUILDING SIZE

13

STORIES

188'

TALL

1963

YEAR BUILT

THE MAIN COURT BUILDING

436 Main Street, Buffalo, NY

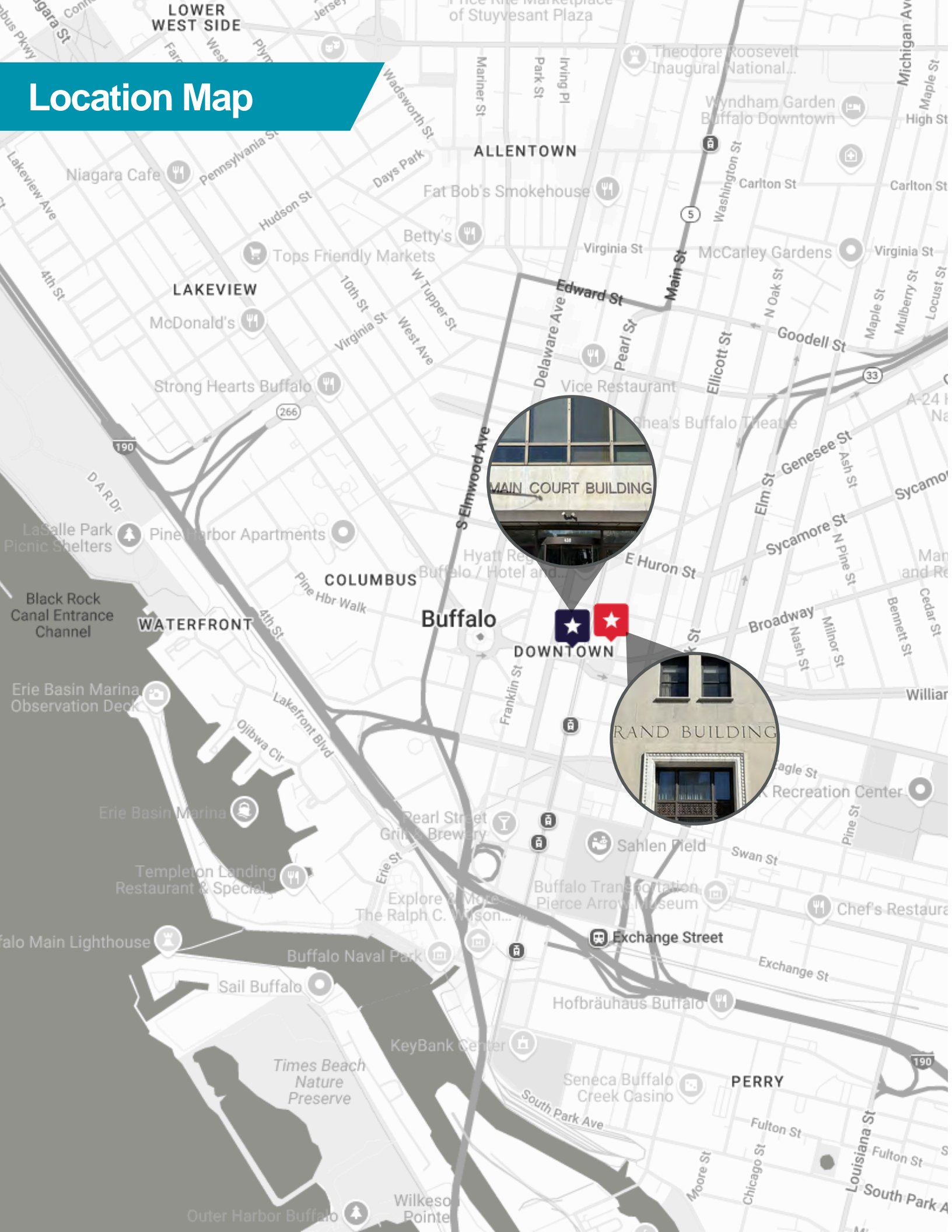
- 13-story, 188-foot-tall building in Buffalo's Main Street corridor
- Prime location in Downtown Buffalo's Central Business District
- Mid-Century Modern & International Style design
- Escalators at the main entrance and multiple passenger elevators
- Close to public transit including the NFTA Metro Rail and bus lines
- In close proximity to Canalside, the Cobblestone District & the Theater District
- Easy access to the Kensington Expressway (Route 33) and NYS Thruway I-190
- Ideal for office users and investors



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

Cushman & Wakefield Copyright 2025. 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.

Location Map



MARKET OVERVIEW

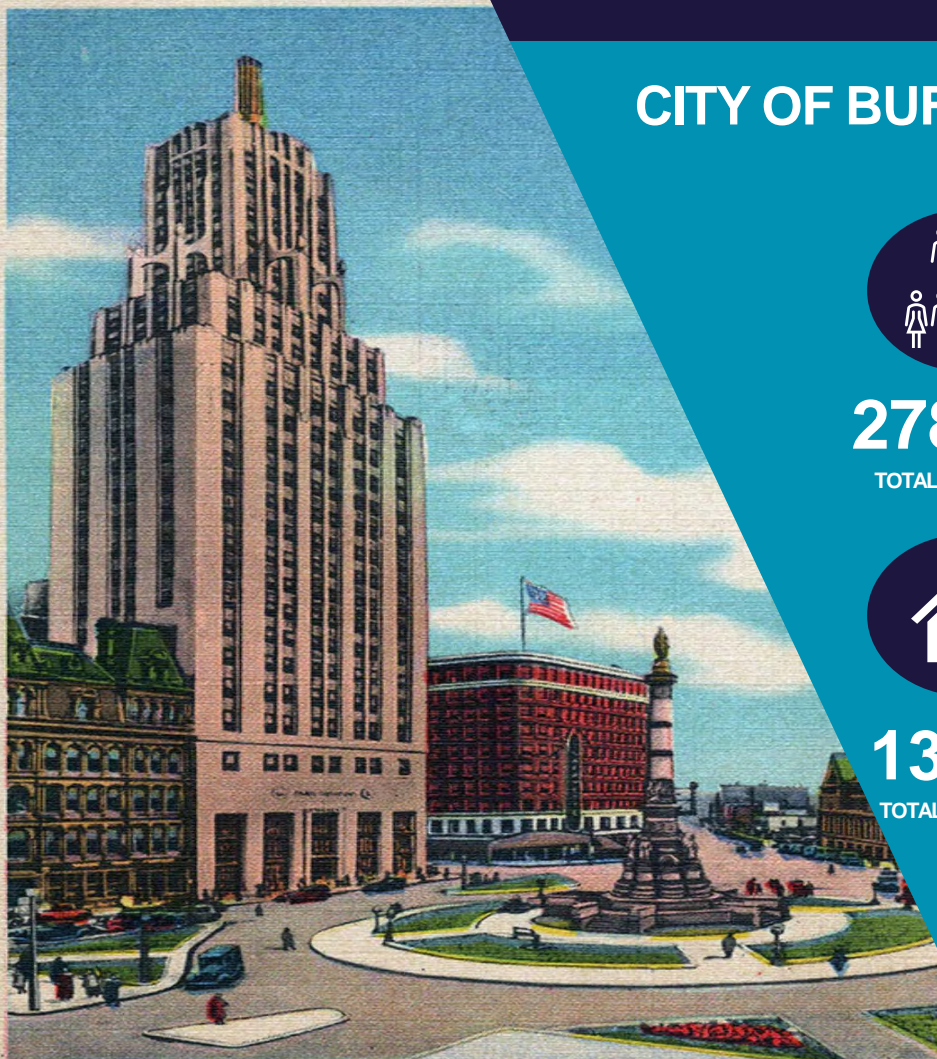
Buffalo is the second-largest city in New York State and a key economic driver for the Western New York region. With its location on the eastern shore of Lake Erie and close proximity to the Canadian border, Buffalo offers strategic access to major U.S. and international markets. The city has seen a wave of revitalization in recent years, supported by investment in healthcare, education, infrastructure, and the tech sector.

At the heart of this growth is Buffalo's Central Business District—home to government offices, major employers, and a growing mix of professional services. The area benefits from strong transit access, a walkable streetscape, and continued public and private investment that supports long-term commercial activity.

Downtown Buffalo benefits from a diverse regional population and a steady influx of young professionals. With nearby universities, affordable living, and growing urban amenities, the area remains attractive for businesses seeking talent and connectivity. The following demographic data highlights the market fundamentals supporting office investment in the CBD.



RAND BUILDING



CITY OF BUFFALO DEMOGRAPHICS



278,349

TOTAL POPULATION



123,347

TOTAL HOUSEHOLDS



136,350

TOTAL HOUSING UNITS



35.7

MEDIAN AGE

SOURCE: UNITED STATES CENSUS BUREAU

Aerial Overview



CHURCH STREET

Buffalo City Court

Buffalo City Hall

Niagara Square

DELAWARE AVENUE

Statler Buffalo

FRANKLIN STREET

Buffalo Convention Center

PEARL STREET

Main Place Tower

Liberty Building

COURT STREET

Main Court Building

MAIN STREET



Lafayette Square

The Rand Building

WASHINGTON STREET

BROADWAY



THE RAND BUILDING

THE MAIN COURT BUILDING

