



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. Valentine  
Real Estate Salesperson  
+1 585 507 1500  
tvalentine@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



# PROPERTY HIGHLIGHTS

162,133 SF

BUILDING SIZE

13

STORIES

188'

TALL

1963

YEAR BUILT

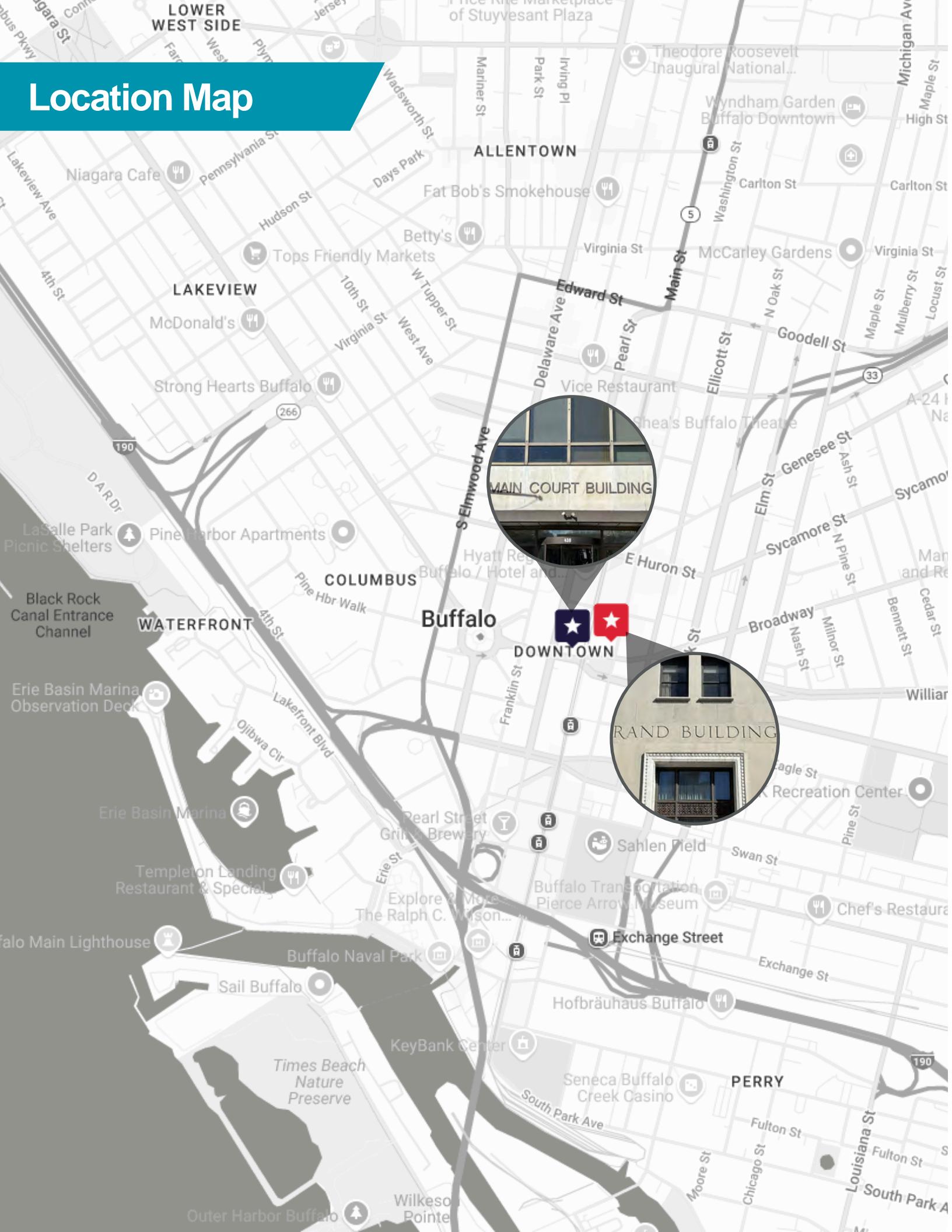
## THE MAIN COURT BUILDING

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



# Location Map

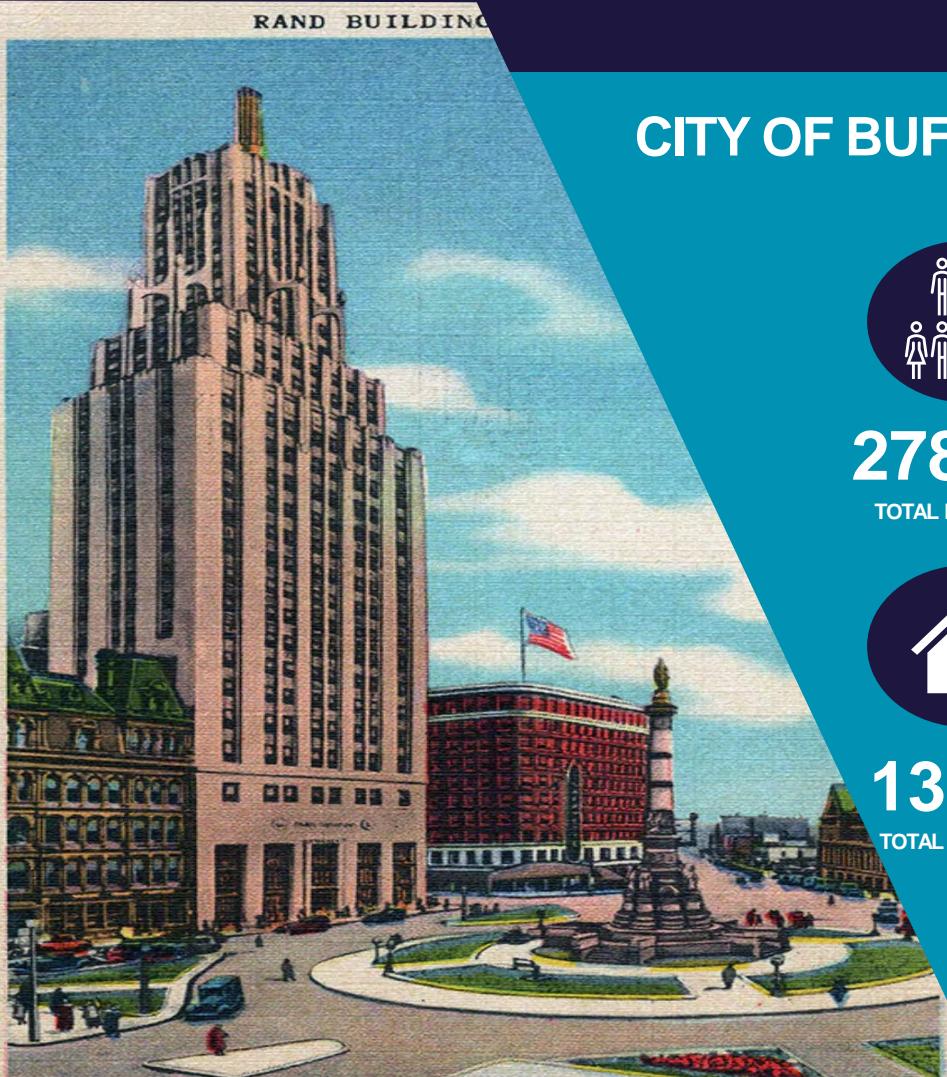


# MARKET OVERVIEW

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.



## 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

N





**THE RAND BUILDING**

**THE MAIN COURT BUILDING**

