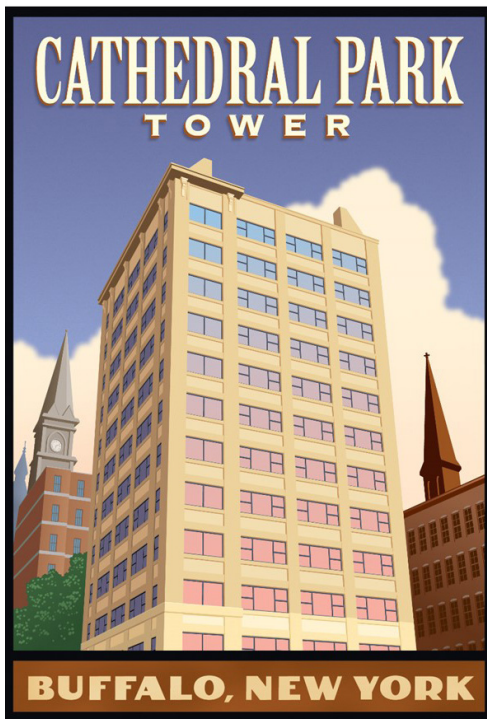


FOR LEASE OR SALE:

7TH FLOOR / SUITE AT CATHEDRAL PARK TOWER

37 Franklin Street • Buffalo, New York



For additional information, please contact:

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Real Estate Salesperson
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



PROPERTY HIGHLIGHTS

- 2,742 sq ft professional office suite — **available immediately, move-in ready**
- Fully furnished
- 3,561 sq. ft. suite can also be made available
- Lease either side, lease entire floor, or purchase floor with income tenant in place
- In the heart of Buffalo's Central Business District
- Superb space for the professional office user who appreciates an unparalleled combination of amenities, affordability & convenience
- Well suited for law firm, insurance agency, accounting/ financial services, or any professional office use
- Steps to courts, Canalside, government offices, restaurants, KeyBank Center, Sahlen field, Naval Park, entertainment, and everything downtown Buffalo has to offer
- On site parking with attendant, and vehicle hand washing and waxing services available. Additional parking within one block
- Panoramic views of Lake Erie and city.
- Newly renovated lobby and elevators
- Energy efficient double insulated EIFS dry-vit construction. In suite HVAC with individually zoned offices.
- 24/7 secure access

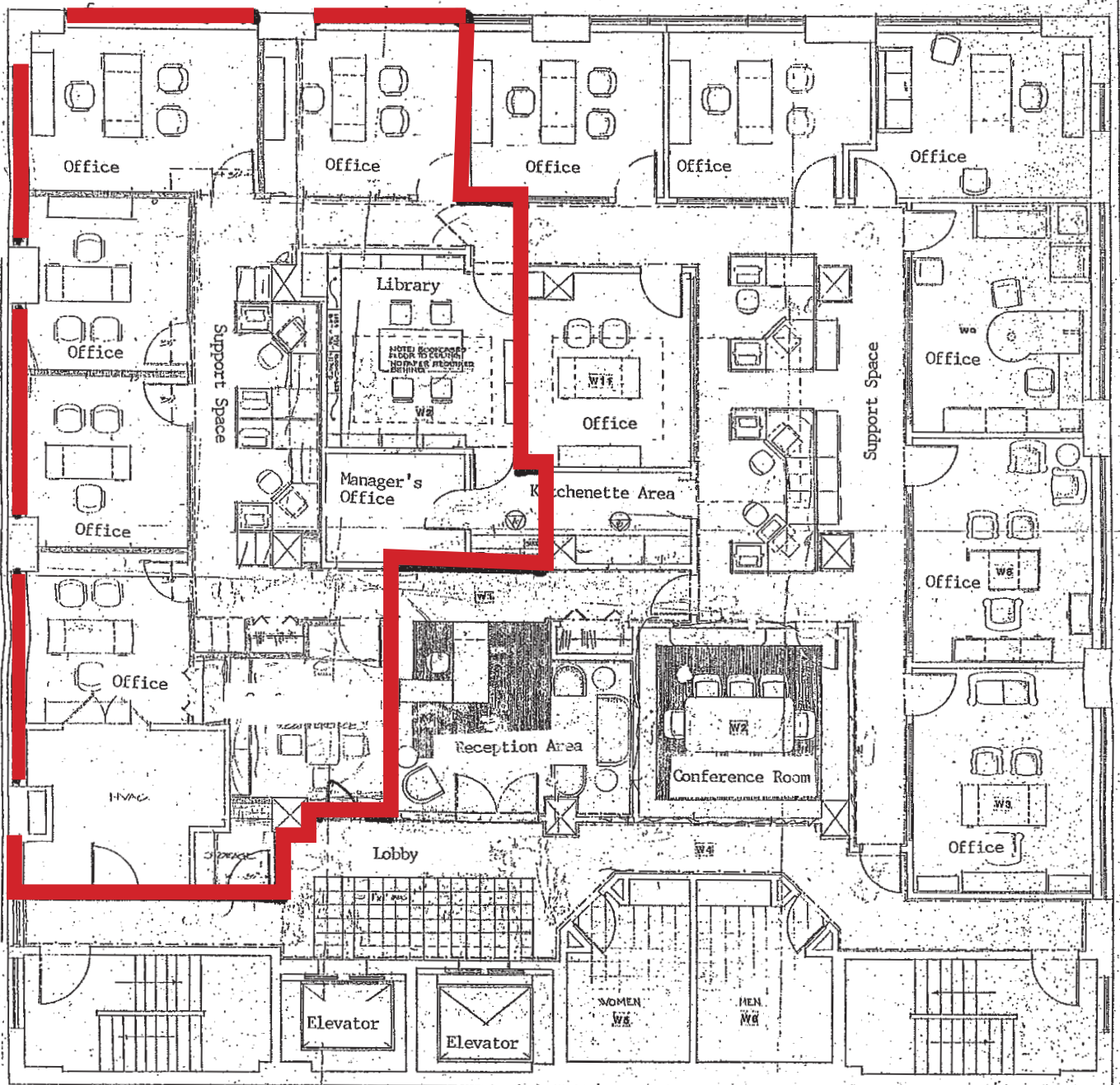
*****Entire floor can be made available for sale, with income tenant in place. Various options available, please inquire**



FLOOR PLAN

2,742 Sq. Ft. Available

3,561 Sq. Ft. Tenant Occupied



7th Floor 6,303 SF
37 Franklin Street
Cathedral Park Tower

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