



A modern classic, Buffalo's first mixed-use development in the Central Business District

Avant, French for "forward," is one of Buffalo's most iconic properties, serving as a haven for leading businesses in a 16-story facility that features Class A office space, retail, an Embassy Suites hotel, short-term rental units, and luxury condominiums. The world-class complex boasts environmentally sustainable design and construction. Office space on floors 9-12 offers companies large, efficient floor plates and beautiful views of both the city and Lake Erie. An elegant glass curtain wall exterior provides occupants with the benefits of abundant natural light while minimizing glare and meeting high efficiency standards.

Property amenities include 24/7 security, a full-service restaurant with catering, hospitality-like amenities, and secure underground and above-ground parking.

Avant's prominent location within the CBD is easily accessible by public transportation and walking distance from the city's government, legal, financial, and entertainment districts, and nearby attractions.

### Why 200 Delaware?

- Prestigious Address as one of Buffalo's modern architectural treasures
- Prominent location in the heart of the Central Business District
- Upscale restaurant and hospitality-like amenities
- Secure basement and above ground parking
- 24/7 Security and Property Management
- Flexible floor plates with abundant light

Scan or click for more details  
about this property!

