



Exclusive Offering

THE RAND BUILDING

14 Lafayette Square
Buffalo, NY

THE RAND BUILDING HISTORY

The Rand Building, a 29-story, 405-foot-tall Art Deco landmark presents a rare opportunity to own a cornerstone of Buffalo's architectural and commercial legacy. Designed by Franklin & William Kidd alongside James W. Kidney & Associates, this iconic tower has shaped the city's skyline since its completion in 1929. Commissioned by George Rand, Jr., President of Marine Trust Company (later Marine Midland Bank), it was built to support the city's expanding communication infrastructure. At the time, it symbolized Buffalo's emergence as a hub for innovation—standing as the city's tallest building for over 40 years and serving as a design influence for the Empire State Building.

Strategically located in the heart of Buffalo's Central Business District, The Rand Building sits within walking distance to Canalside, the Cobblestone District, and the Theater District—making it a prime candidate for repositioning or adaptive reuse. Whether preserved as a trophy office asset or transformed to meet evolving market demand, this property offers investors and developers a unique blend of historical prestige and long-term potential in one of Buffalo's most visible and iconic locations.



RAND BUILDING

PROPERTY HIGHLIGHTS

226,000 SF

BUILDING SIZE

29

STORIES

405'

TALL

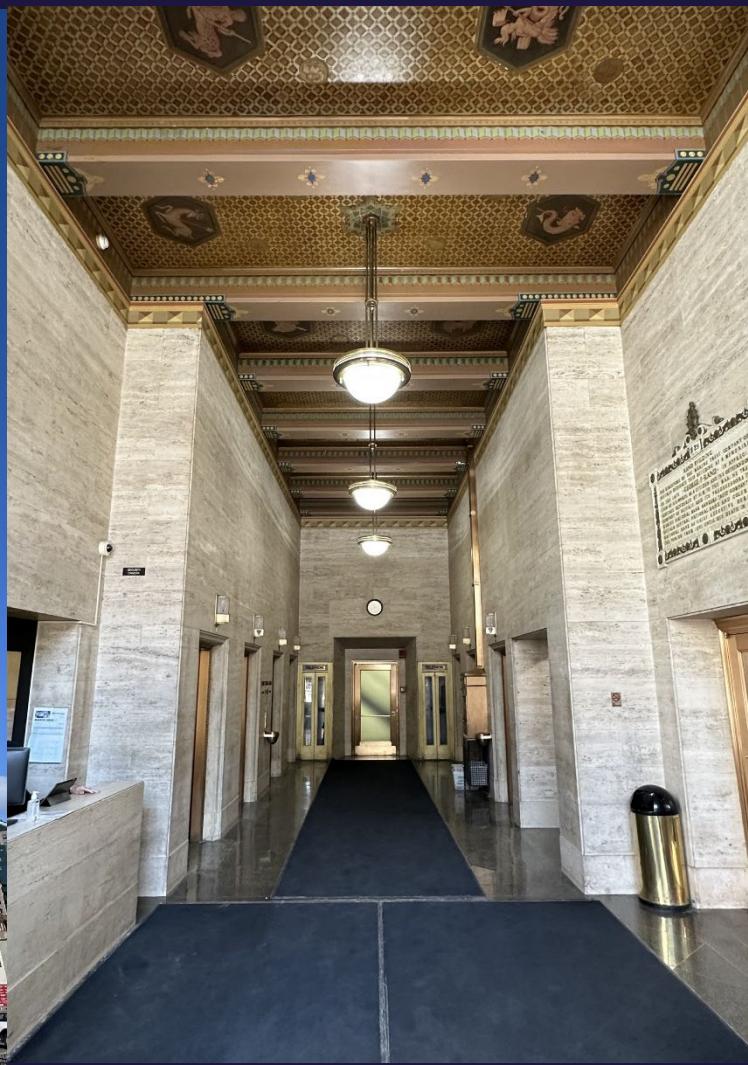
1929

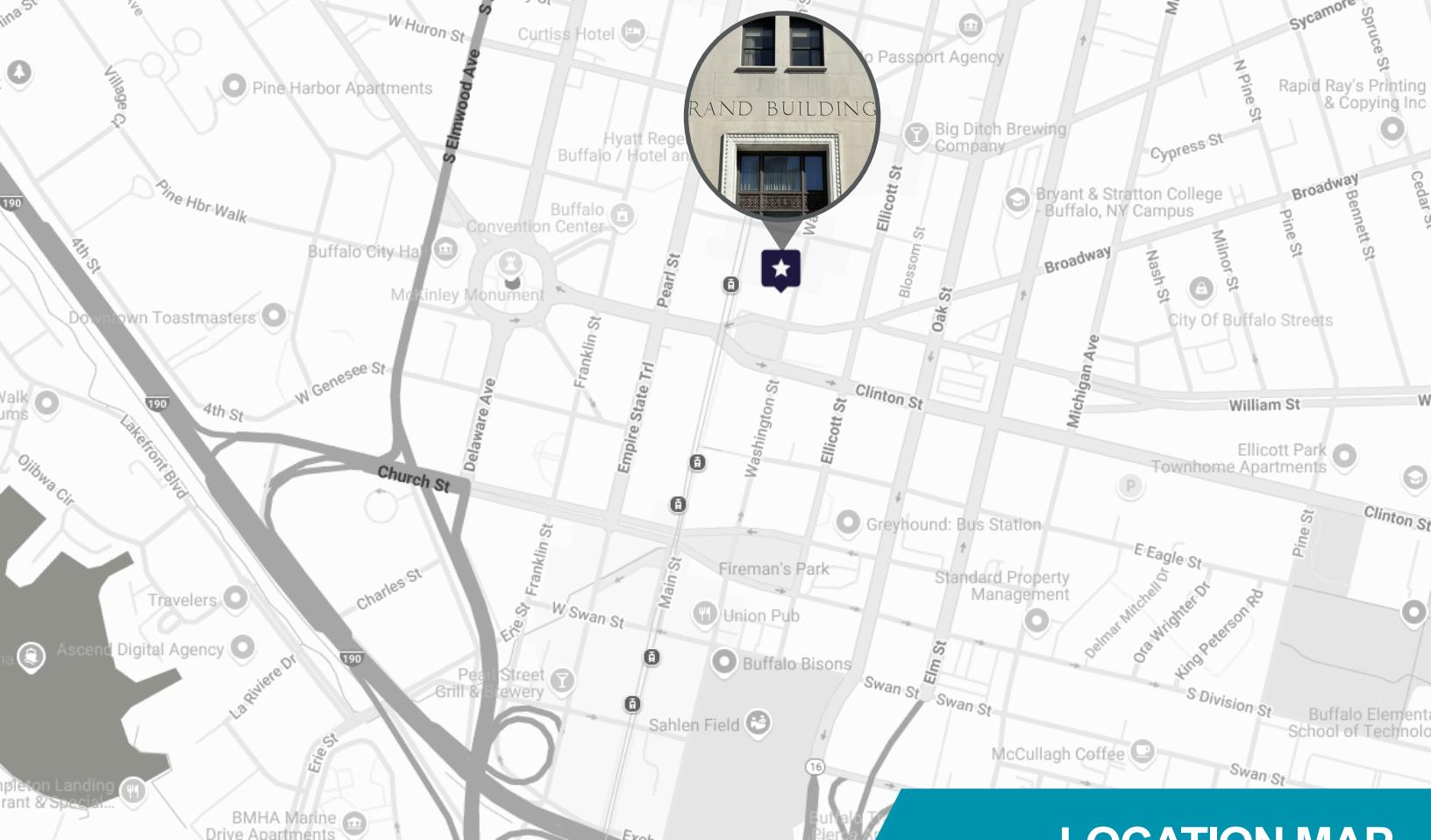
YEAR BUILT

THE RAND BUILDING

14 Lafayette Square, Buffalo, NY

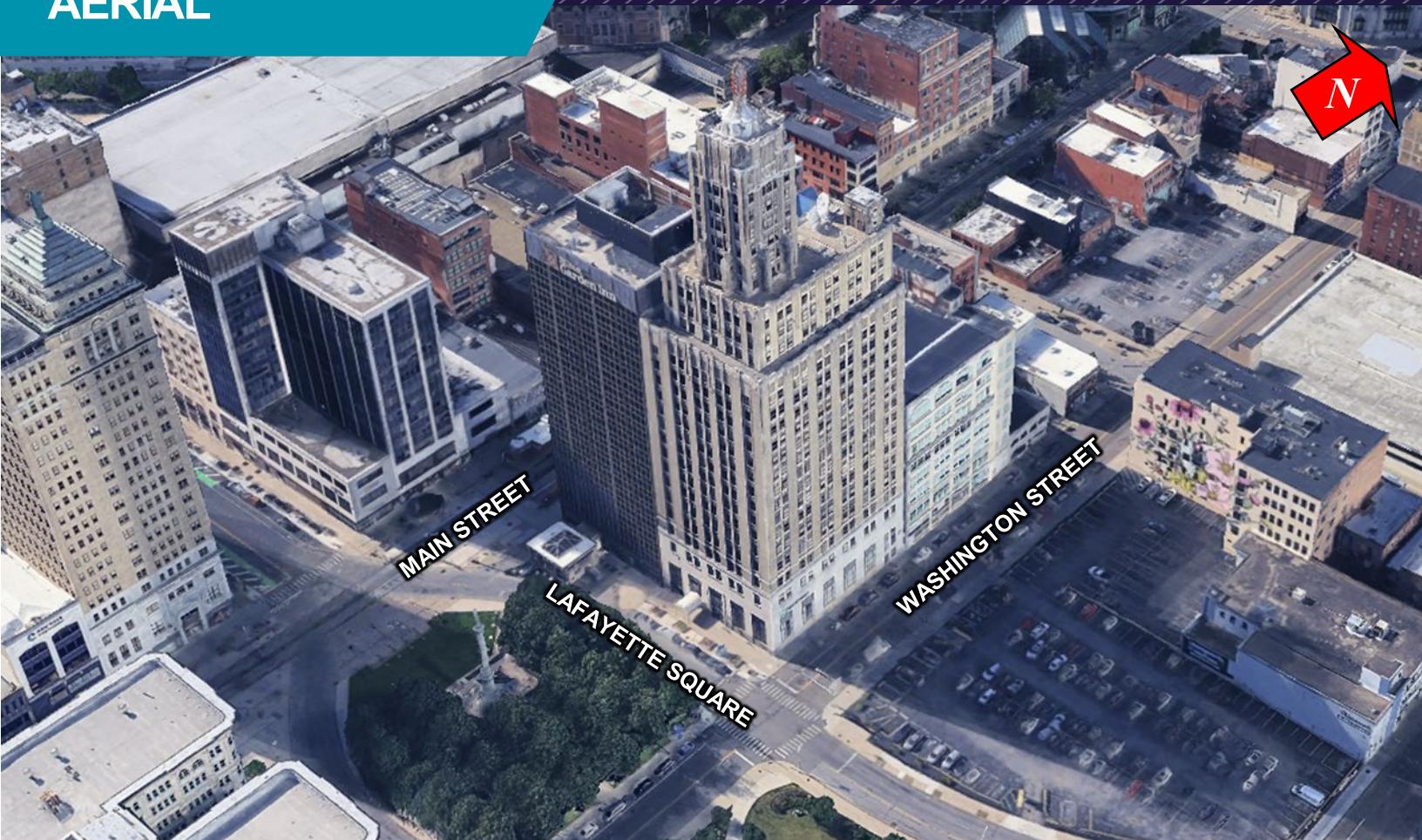
- Prime location in Downtown Buffalo's Central Business District
- Iconic Art Deco design
- Architectural influence for the Empire State Building
- 7 passenger elevators / large freight elevator
- Walkable location close to public transit, parking garages, restaurants and downtown amenities
- In close 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





LOCATION MAP

AERIAL



Aerial Overview

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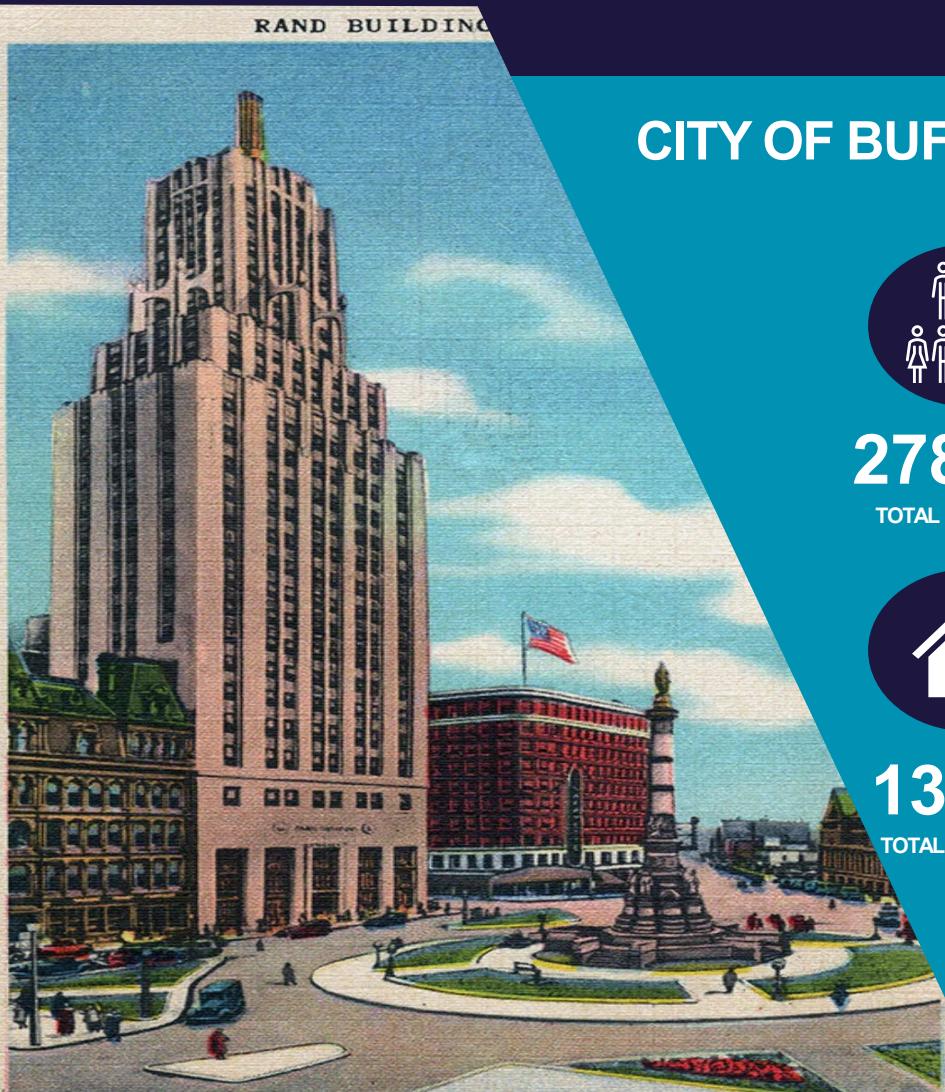


MARKET OVERVIEW

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



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WAKEFIELD**



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