

2911-2951 WALDEN AVENUE

CLASS-A OFFICE CAMPUS

178,000+ SF Building Ideal for Medical and General Office Use



BENDERSON
DEVELOPMENT

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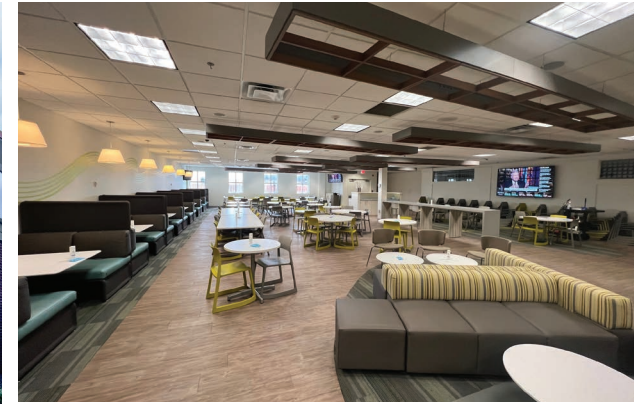
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BUILDING FEATURES

2911 WALDEN AVENUE

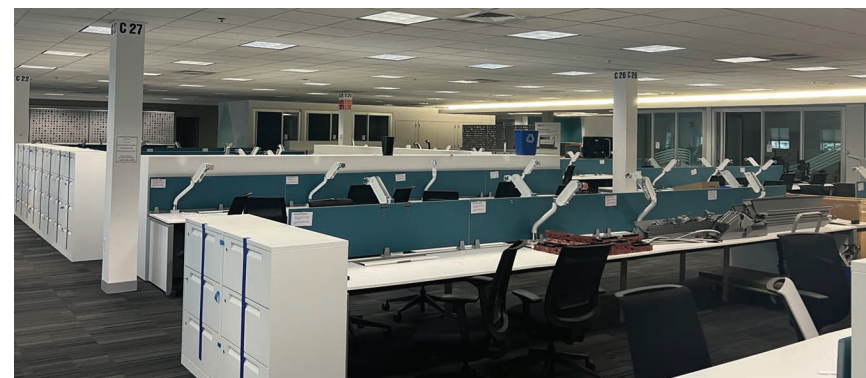
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- Meticulously maintained building consisting of a combination of concrete block and steel wall construction
- Abundant windows around entire building providing plenty of natural light
- 3 on-site diesel generators that can continuously power entire building for 3 full days
- Over \$7 Million in recent renovations
- Fully sprinklered building
- Up to 1,400+ seating capacity
- Carpet tile throughout office space
- All rooftop HVAC units recently replaced
- All building columns marked for easy locations of systems and departments
- 25+ entrance and exit points for convenient employee access
- 4,236 SF former bank branch that operates on separate utilities
- LEED Certified Building



PROPERTY PHOTOS

2911 WALDEN AVENUE
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SITE FEATURES

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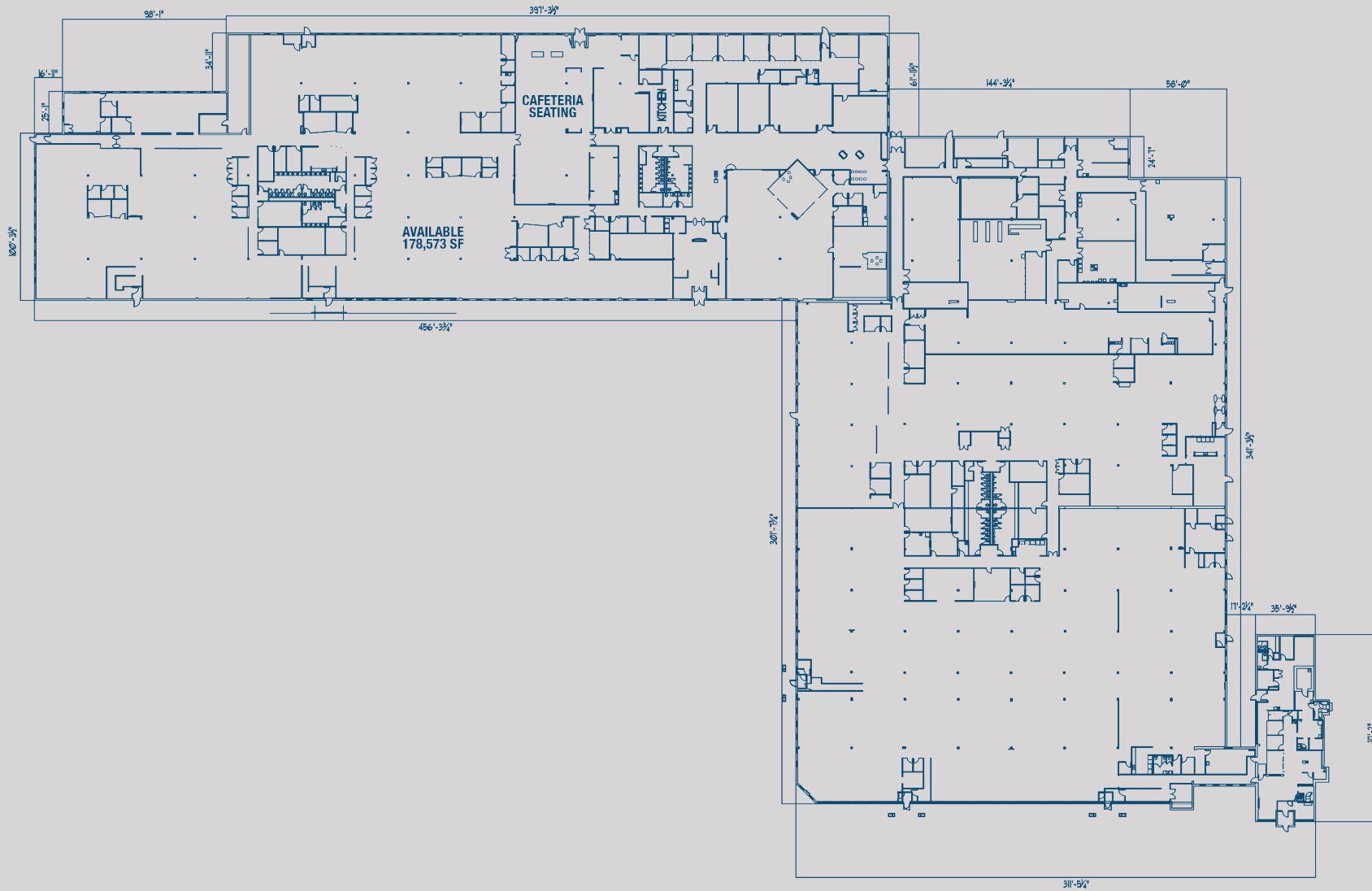
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- Conveniently located near the high visibility intersection of Walden Avenue and Dick Road
- Site consists of 178,000+ SF building and an approximately 4,000 SF former bank building
- Abundant on-site parking totaling over 1,000+ spaces
- Sprawling campus-like setting ideal for technology, medical, research, life science/lab and several office uses
- Modern energy-efficient LED lighting throughout building and exterior site
- NFTA bus stop with access to many other connecting routes
- Signalized intersection for easy access to enter/exit the property and multiple entrances/exits along Walden Avenue
- Impactful pylon signage on the highly visible corner at Walden/Dick Road



FLOOR PLAN

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1 FLOOR PLAN
A1 1/32" = 1'-0"

REGIONAL LOCATION

- Less than 2 miles from the I-90 (NYS Thruway) interchange at Exit 52 providing easy access throughout Western New York and surrounding areas
- Easily accessible to Downtown Buffalo and International bridges linking Western New York to Canada
- Centrally located in Western New York servicing metropolitan Buffalo and all neighboring suburbs
- Close proximity to various amenities including hotels, restaurants and retail

REGIONAL ACCESS

- 2 Miles to Buffalo Niagara International Airport
- 10 Miles to Downtown Buffalo
- 13 Miles to International Peace Bridge
- 27 Miles to International Rainbow Bridge
- 66 Miles to Rochester, NY
- 96 Miles to Erie, PA
- 109 Miles to Toronto, Canada
- 143 Miles to Syracuse, NY

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BENDERSON DEVELOPMENT

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Benderson Development is one of America's largest privately held real estate development companies. Founded in 1949 in Buffalo, New York, by Nathan Benderson, the Benderson portfolio consists of more than 50 million square feet in 40 states. Benderson owns and self manages its properties, with a diverse portfolio of retail, office, medical, industrial/warehouse, hotel and residential properties.

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