



AVANT 200 Delaware Avenue | Buffalo, NY



A REPUTATION FOR RESULTS



Uniland
SALES & LEASING



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AVANT, the region's first award-winning mixed-use development converted from a former federal office building, contains hotel, retail, office and luxury condominiums within a 16-story, 405,000-square-foot facility. The world-class complex boasts environmentally sustainable design and construction. An elegant and energy efficient glass curtain wall exterior offers occupants all the advantages of abundant natural light while maintaining minimal glare and maximum efficiency standards. Office space on floors 9-12 offer large, efficient floor plates and beautiful views of both the city and Lake Erie.

Property amenities include 24-hour security, a state-of-the-art fitness center, full service restaurant, cafe and catering located in Embassy Suites by Hilton, separate entrances and elevators, and valet parking and hotel shuttles for clients and guests.

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

Why Avant?

Located in the heart of the Central Business District

24-hour security and surveillance

25,000 SF floor plates

Secure under-building parking

On-site dining includes Bella Ciao and Cary Street Cafe

Valet parking for clients

On-site Embassy Suites hotel

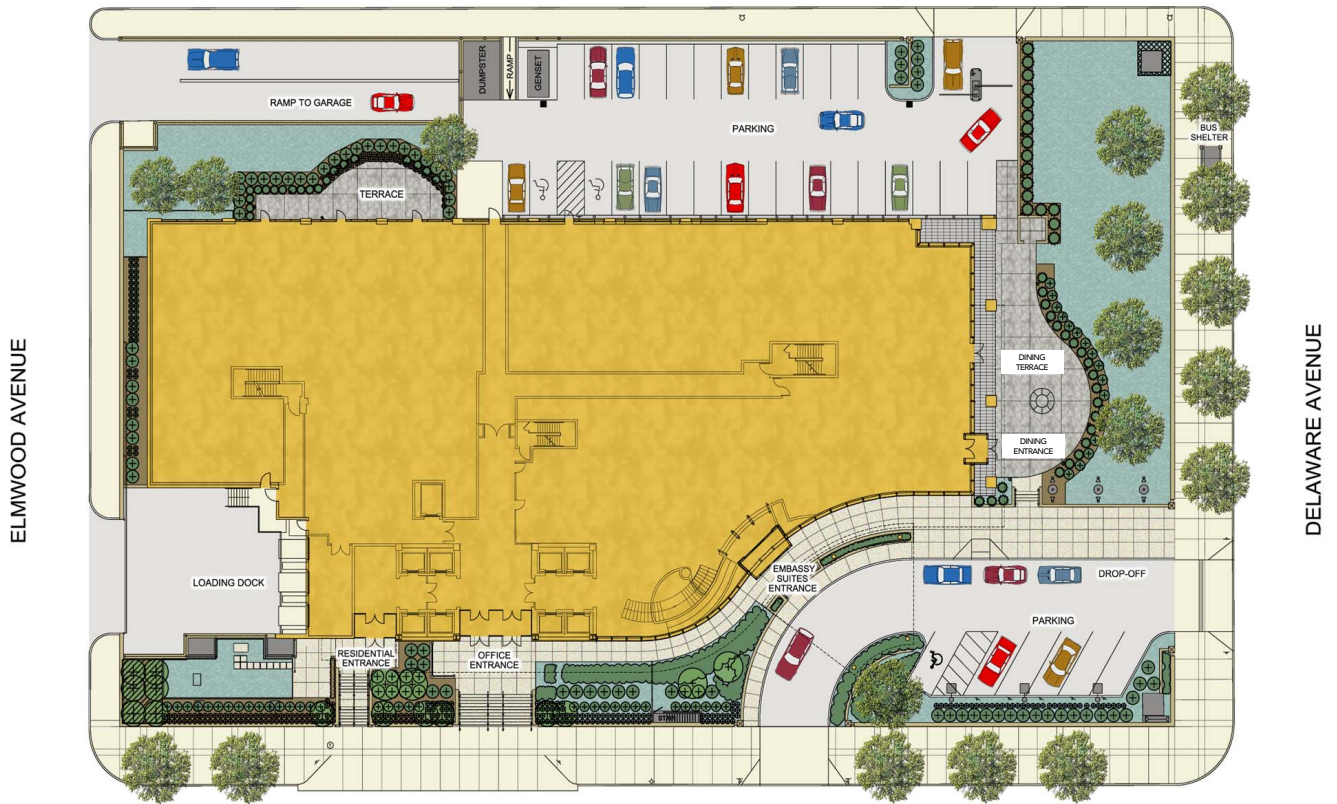
Use of hotel amenities (meeting rooms, fitness center, pool/spa) and services (catering, event planning)



For more property information, visit uniland.com or call 716.834.5000

Site Plan

CARY STREET



WEST HURON

The workspace you've been looking for.



- Development
- Construction
- Sales & Leasing
- Property Management
- Hospitality
- Residential

Location Highlights

5 minutes to Route 33 Kensington and I-190 expressways

10 minutes to I-90 NYS Thruway

10 minutes to the Airport

Proximate to Buffalo's government and entertainment districts

On Metro Bus Routes

Close to Metro Rail Stations



Prominent Delaware Avenue address in the heart of the Central Business District

