



One W. Seneca St. Buffalo, NY

SENECA  ONE

# ONE CITY

## PLACEMAKING

A Multi-Faceted City with a Neighborhood Feel.

**B**uffalo is shedding its rusty roots and experiencing a renaissance. Once a thriving city due to various industries including railways, shipyards and steel manufacturing, Buffalo is in the midst of a modern day transformation to energize its city with a talented workforce, residential neighborhoods and a growing food, art and entertainment scene.

Dubbed "The City of Light" due to it's early adoption of electric power, Buffalo is famous for its urban planning and layout by Joseph Ellicott and its extensive parks designed by Frederick Law Olmsted. The city is a cultural blend from an influx of immigrants combined with Northeastern and Midwestern traditions, professional sports teams, music and arts makes Buffalo a vibrant and eclectic city.

Located at the heart of Buffalo's waterfront revitalization at the intersection of Pearl St and Marine Drive is Canalside. Originally built in 1825 at the western terminus of the Erie Canal it was once one of the worlds greatest business centers. An epicenter of commerce and trade in Buffalo, the surrounding canal district became a diverse cross-section of transient visitors, saloons, hotels and other establishments buzzing with activity. Today a newly developed waterfront access as well as new opportunities and public activities make this area ideally suited to large commercial tech headquarters.





# POINTS of INTEREST

MAP OF DOWNTOWN | BUFFALO NEW YORK



## RESTAURANTS ↓

- 1 Pearl Street Grill & Brewery
- 2 E Cafe
- 3 Mon Ami Cafe
- 4 Panorama on Seven
- 5 Pizza Plant
- 6 Osteria 166
- 7 Chef's
- 8 Liberty Hound
- 9 Labatt Brew House
- 10 Sato Brewpub

## HOTELS ⚒

- 19 Buffalo Marriott at LECOM
- 20 Courtyard by Marriott
- 21 Lofts on Pearl
- 22 Hotel at the Lafayette
- 23 Hilton Garden Inn
- 24 Buffalo Grand Hotel

## SPORTS / RECREATION ⚽

- 11 Key Bank Center (Buffalo Sabres)
- 12 Sahlen Field (Buffalo Bisons)
- 13 Veterans Park
- 14 Buffalo Bricks
- 15 Pierce Lawn, Canalside
- 16 Wilkeson Pointe
- 17 Lafayette Square
- 18 River Fest Park

## OTHER BUSINESSES ↗

- 25 M&T Bank
- 26 HSBC Commercial Banking
- 27 City Hall Buffalo City
- 28 Buffalo Niagara Convention
- 29 NFTA Metro/Bus Hub
- 30 Greyhound Bus Station
- 31 Amtrak Station

— Highway  
===== Buffalo NFTA Metro Rail  
○ Buffalo NFTA Metro/Bus Stop

NFTA Metro Rail runs every 10-20 min. on weekdays.

NFTA Bus Lines Within 1/4 mile (lines run every 10-20 min. weekdays):  
1, 2, 3, 4, 5, 6, 7, 8, 11, 14, 15, 16, 20, 24, 25, 40, 42, 60, 61, 64, 66, 67, 68, 69, 70, 72, 74, 75, 76, 79, 81, 101, 106

NYS I-190 & Buffalo Skyway (RT-5) Traffic: 85,500+ Cars/Day  
Source: Interstate-guide.com



# PARKING SUMMARY

MAP OF SENECA ONE & SURROUNDING | BUFFALO NEW YORK

CURRENTLY AVAILABLE (TOTAL 1,275 SPACES):

- SENECA ONE PARKING GARAGE (457 SPACES)
- 50 EXCHANGE ST. GARAGE (818 SPACES)

AVAILABLE IMMEDIATELY (TOTAL 800 SPACES):

- 157 EXCHANGE ST & SURROUNDING LOTS (800 SPACES)

FUTURE PARKING (TOTAL 1,331 SPACES):

- 61 TERRACE / LAKE VIEW APARTMENTS (400 SPACES)
- BISON'S GARAGE (931 SPACES)

# FACTS & FIGURES

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## BUILDING

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Class

A

Built in

1972

Height

529 ft.

Coordinates 42.8795°N 78.8757°W

1,348,964 SF

Total SF  
Building

## SCORE

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87

Walk Score



74

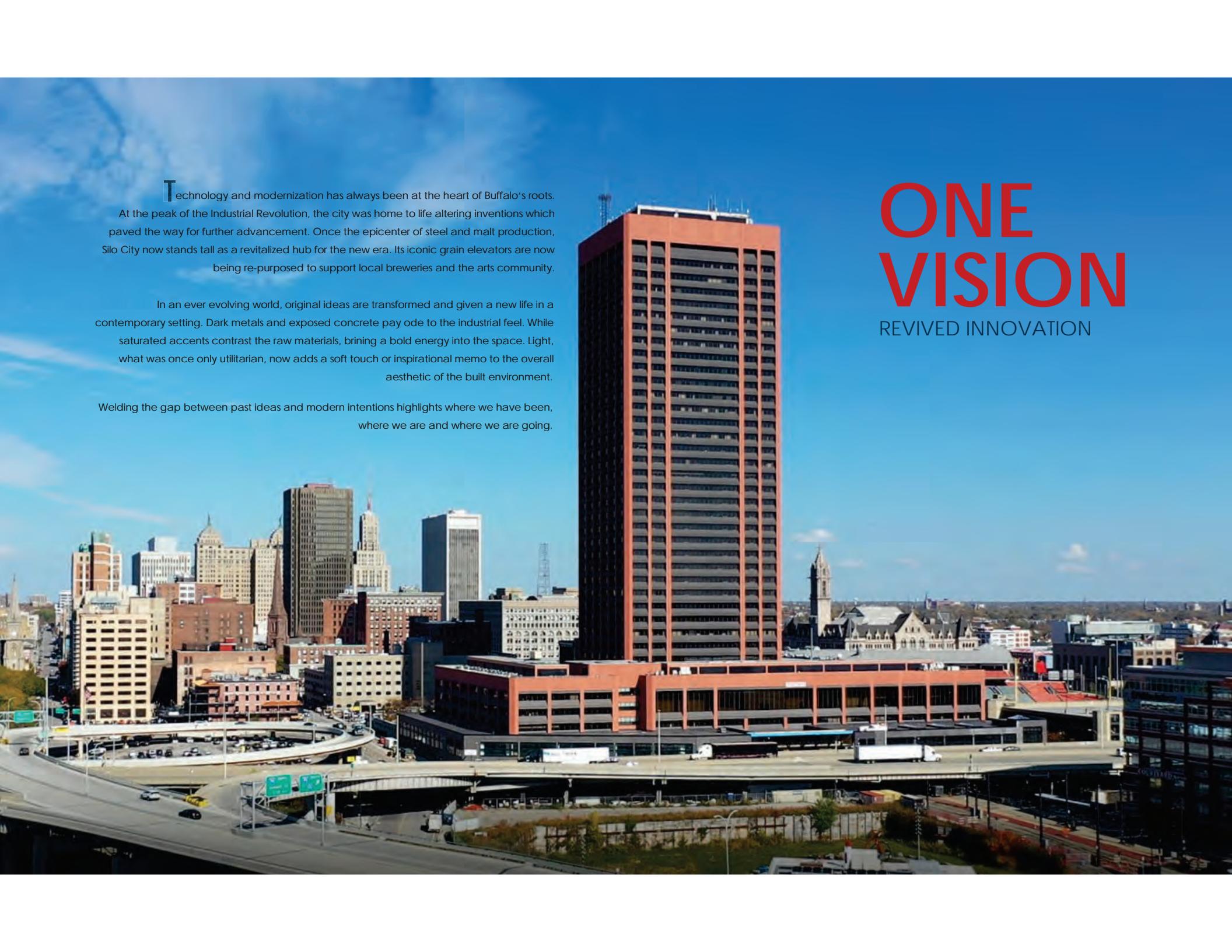
Transit Score



88

Bike Score





Technology and modernization has always been at the heart of Buffalo's roots. At the peak of the Industrial Revolution, the city was home to life altering inventions which paved the way for further advancement. Once the epicenter of steel and malt production, Silo City now stands tall as a revitalized hub for the new era. Its iconic grain elevators are now being re-purposed to support local breweries and the arts community.

In an ever evolving world, original ideas are transformed and given a new life in a contemporary setting. Dark metals and exposed concrete pay ode to the industrial feel. While saturated accents contrast the raw materials, bringing a bold energy into the space. Light, what was once only utilitarian, now adds a soft touch or inspirational memo to the overall aesthetic of the built environment.

Welding the gap between past ideas and modern intentions highlights where we have been, where we are and where we are going.

# ONE VISION

REVIVED INNOVATION

# BUILDING AMENITIES



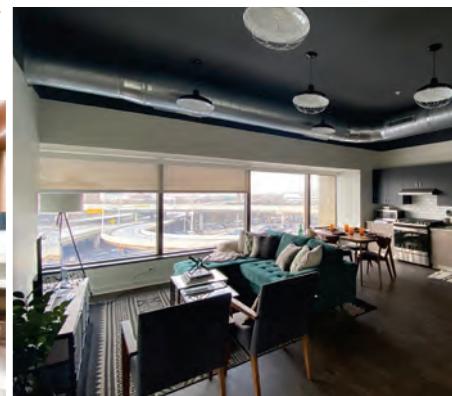
FITNESS CENTER

A fully stocked gym, with high ceilings and ample room will be provided to promote corporate health and wellness. The gym will be fully equipped with a weight room, yoga/cycling room, and locker rooms with showers.



FOOD HALL

In line with national trends, Seneca One will bring in local, curated food concepts to participate in a Food Hall concept on the Amenity Floor. This concept will activate the lobby and bring energy to the building. For tenants of the building, this becomes their "corporate dining room", a gathering place at each meal.



LIVE - WORK - PLAY

Another trend with millennials is to live in close proximity to where they work. At Seneca One, employees can literally live in the same building as where they work. Additionally, corporate tenants can use the apartments for corporate housing to assist with corporate recruiting and relocations.



CORPORATE THEATER

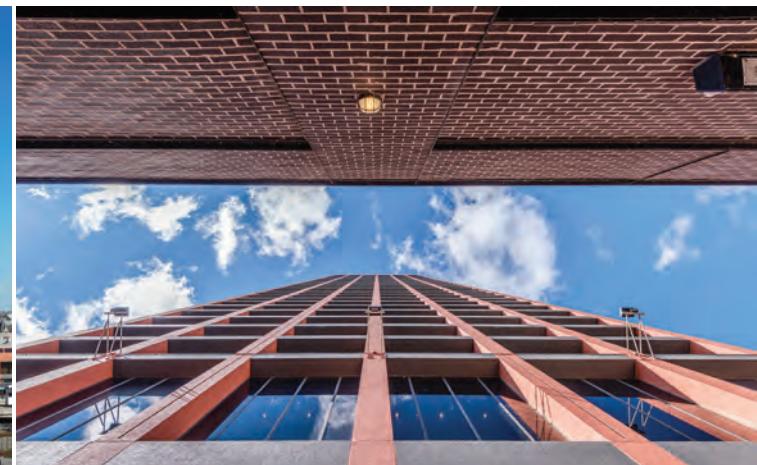
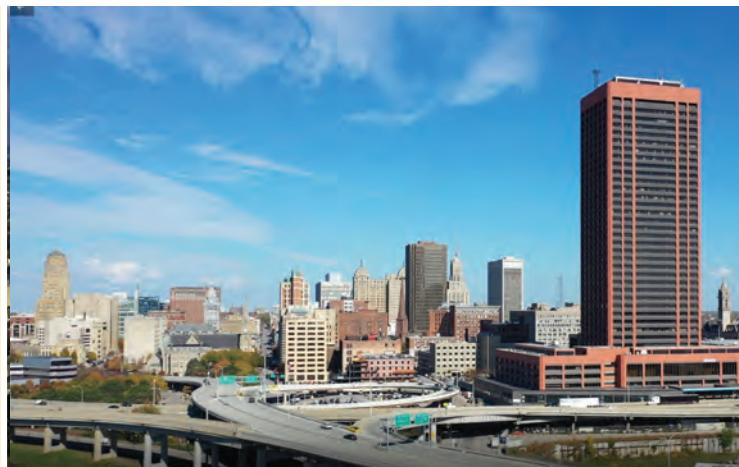
The third floor contains a 240-seat theater with stunning mid-century ceiling details. This space can be utilized for corporate meetings and events. This is a truly one-of-a-kind amenity for any corporation.

Fitness Center  
Conference Center  
Corporate Theater  
Food Hall  
Residential Apartments  
Co-Working Zones  
Bar / Lounge  
Tech Hall / Event Space  
Outdoor Plaza

24 Hour Security  
Secured Bicycle Storage  
Club House  
On-Site Retail  
On-Site Parking  
On-Site Day Care



# ONE VIEW



A photograph of a city skyline at sunset. The sky is a gradient from blue to orange and yellow. In the foreground, a large, dark skyscraper with a grid of windows is visible. On its roof, there is a tall metal antenna tower and several smaller satellite dishes. In the background, the city extends into the distance with more buildings and roads. The sun is low on the horizon, creating a bright glow and some lens flare.

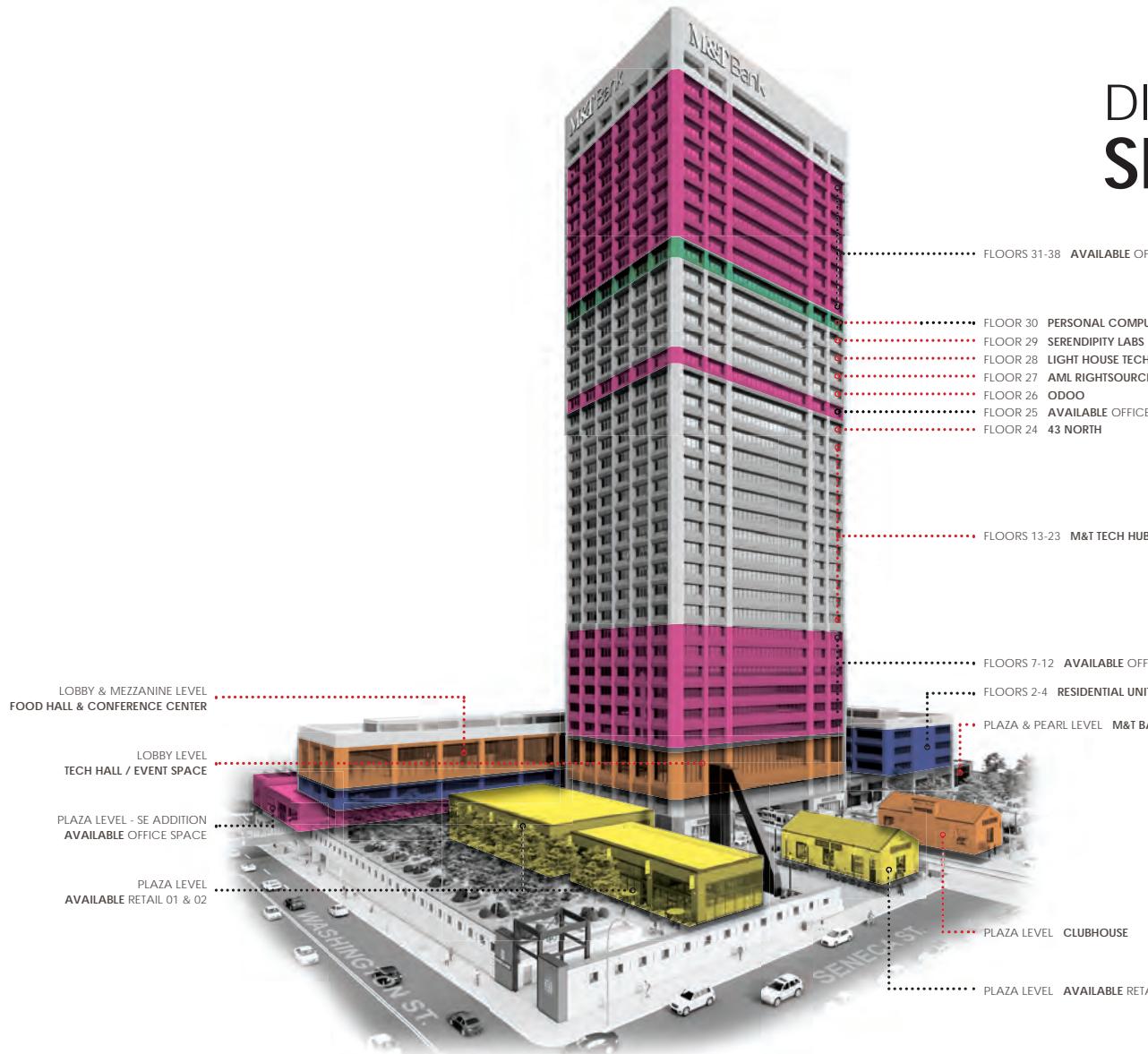
ONE  
COMMUNITY

# ONE

DESTINATION

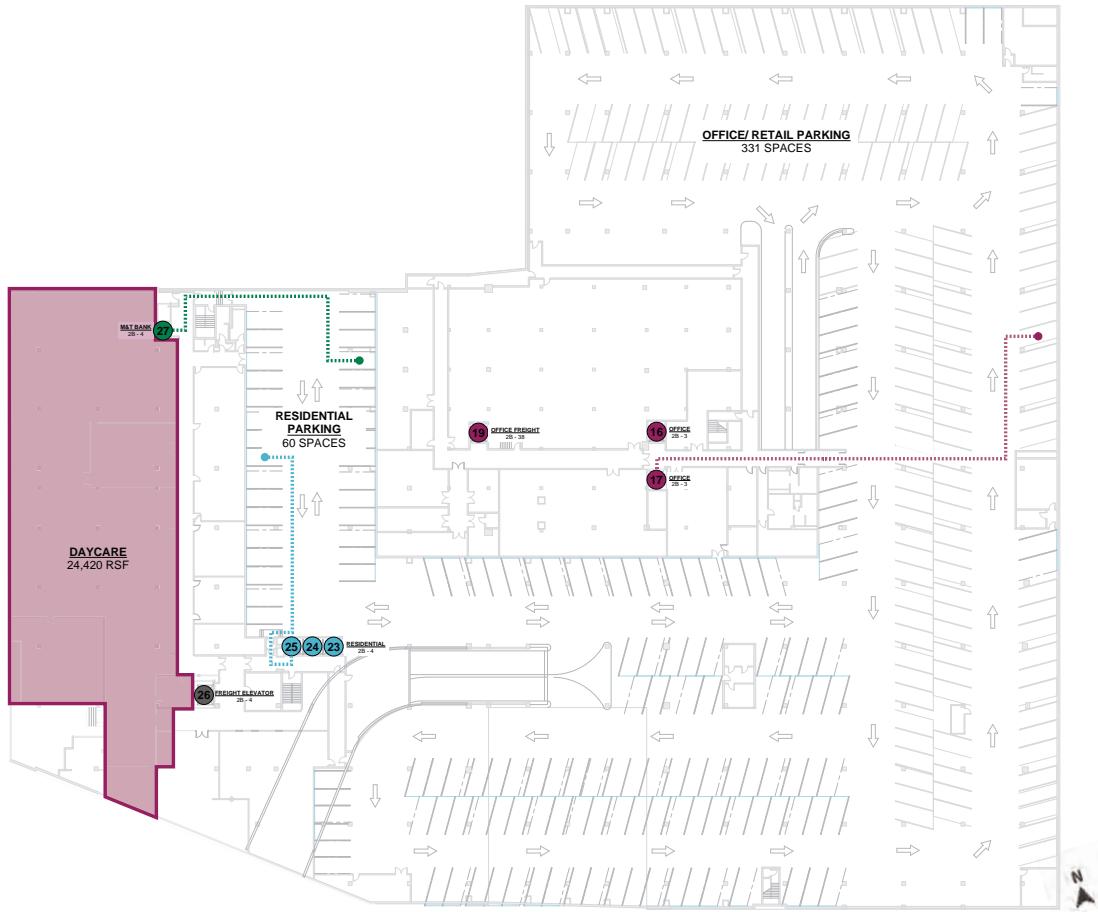


# DISCOVER YOUR SPACE



- AVAILABLE OFFICE SPACE (FULL FLOOR)
- AVAILABLE OFFICE SPACE (PARTIAL FLOOR)
- AVAILABLE RETAIL SPACE
- RESIDENTIAL UNITS
- BUILDING COMMON AREA

# BASEMENT LEVEL



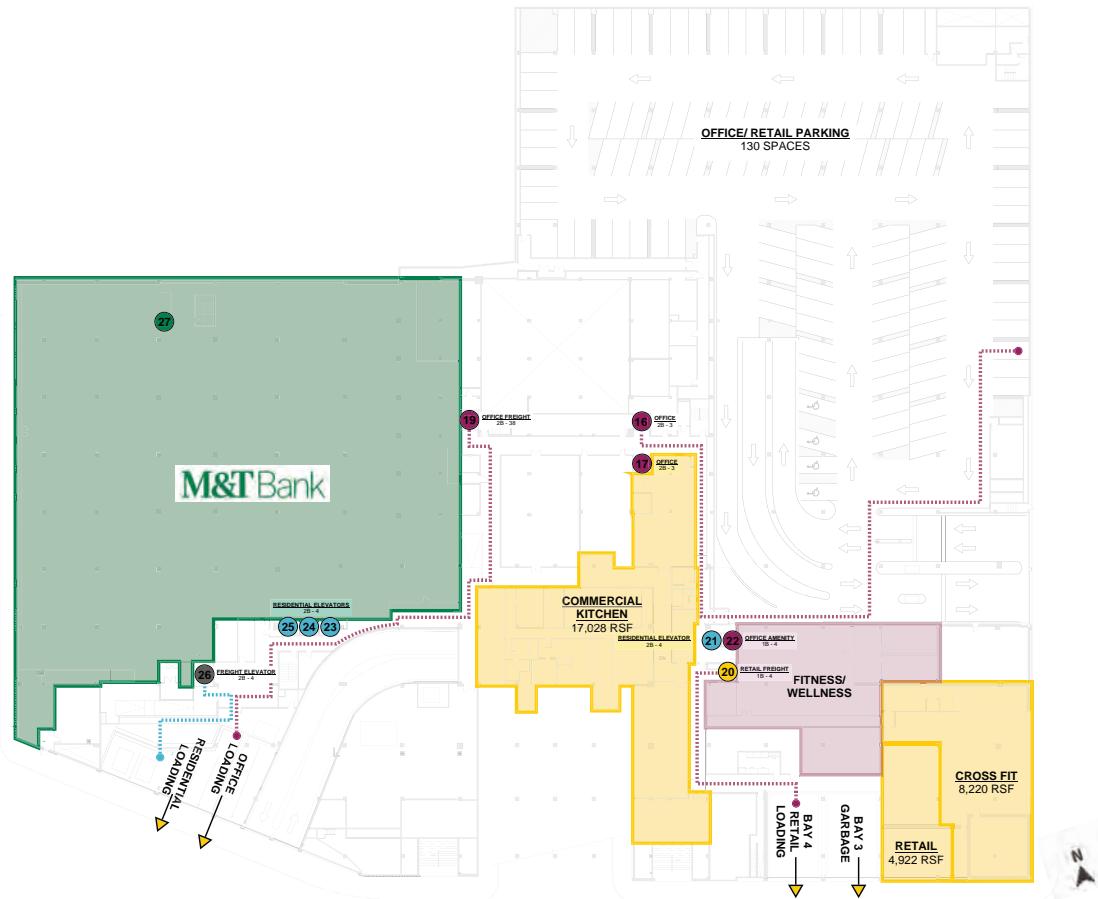
## BUILDING AMENITY

ON-SITE DAY CARE  
PARKING

## ELEVATOR COLOR KEY

- Office Floors
- Retail Freight
- Residential Floors
- Multi-Use Freight
- M&T Bank Access

# PEARL LEVEL



RETAIL AVAILABLE

RETAIL 4,022 RSF (Approx.)

## BUILDING AMENITY

COMMERCIAL KITCHEN  
FITNESS / WELLNESS CENTER  
CROSS FIT  
PARKING

#### ELEVATOR COLOR KEY

-  Office Floors
-  Retail Freight
-  Residential Floors
-  Multi-Use Freight
-  M&T Bank Access

# PLAZA LEVEL



## RETAIL AVAILABLE

RETAIL 1 4,487 RSF (Approx.)  
 RETAIL 2 10,952 RSF (Approx.)  
 RETAIL 3 2,280 RSF (Approx.)  
 RETAIL 4 613 RSF (Approx.)  
 RETAIL 5 653 RSF (Approx.)

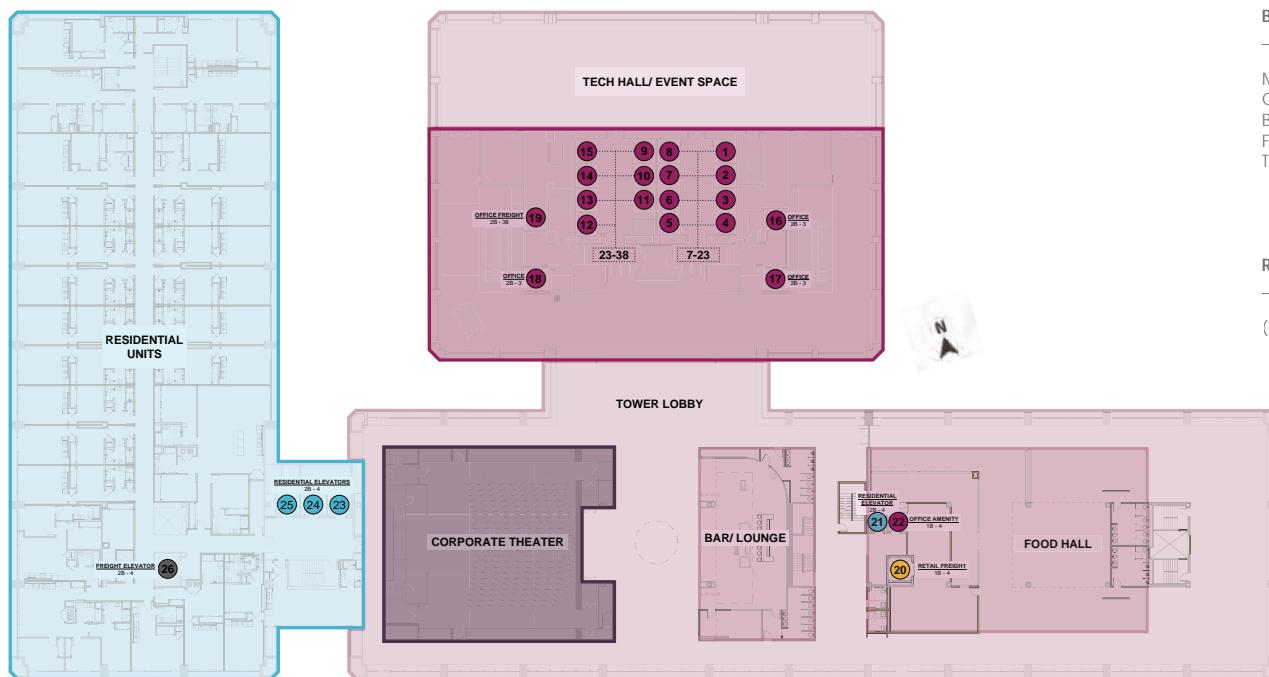
## OFFICE/RETAIL AVAILABLE

36,212 RSF (Approx.)

## ELEVATOR COLOR KEY

- Office Floors
- Retail Freight
- Residential Floors
- Multi-Use Freight
- M&T Bank Access

# LOBBY LEVEL



## BUILDING AMENITY

MAIN LOBBY  
CORPORATE THEATER  
BAR / LOUNGE  
FOOD HALL  
TECH HALL / EVENT SPACE

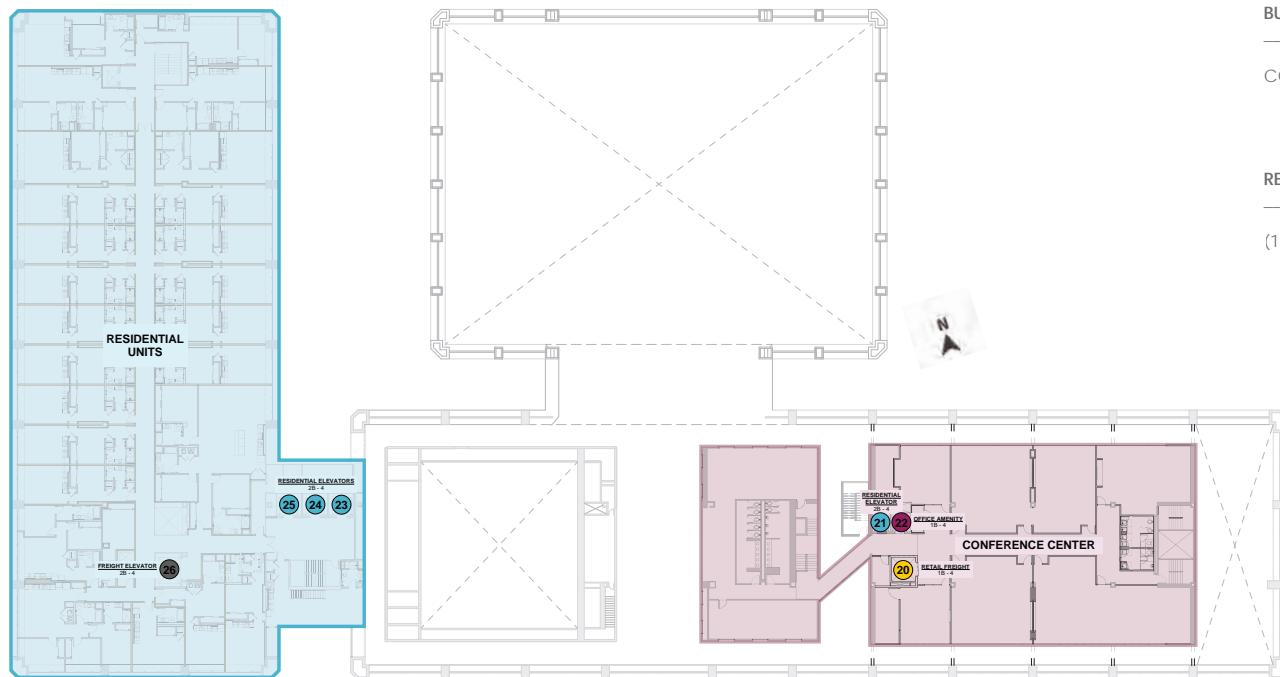
## RESIDENTIAL

(115 Total) RENTAL RESIDENTIAL UNITS

## ELEVATOR COLOR KEY

- Office Floors
- Retail Freight
- Residential Floors
- Multi-Use Freight
- M&T Bank Access

# MEZZANINE LEVEL



## BUILDING AMENITY

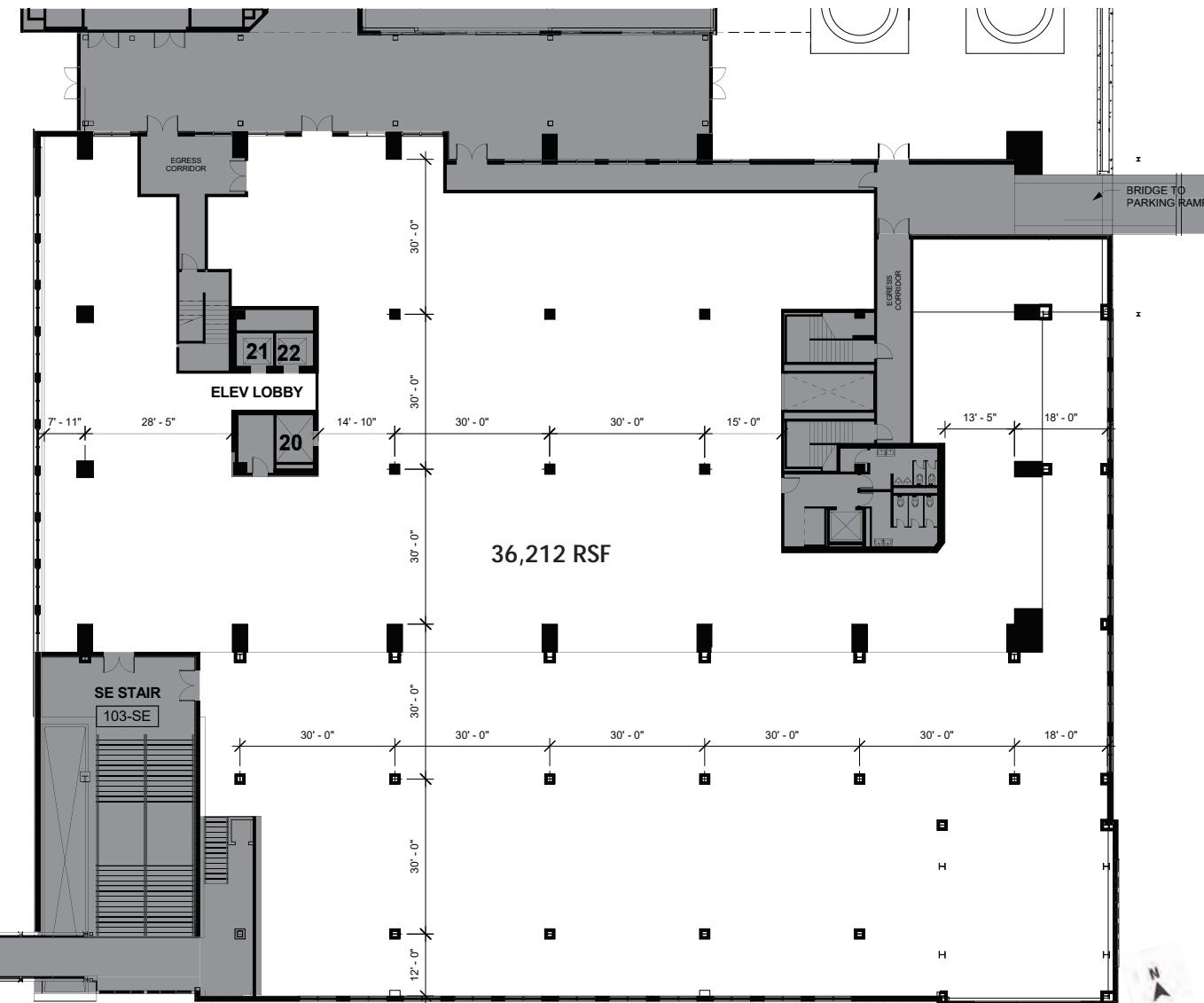
CONFERENCE CENTER

## RESIDENTIAL

(115 Total) RENTAL RESIDENTIAL UNITS

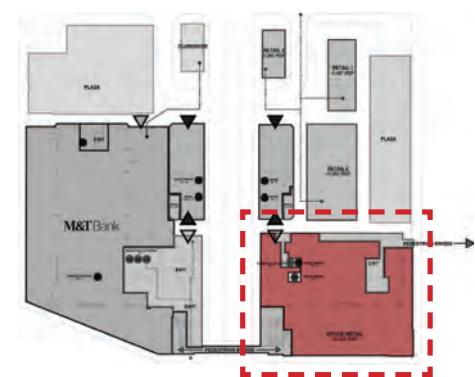
## ELEVATOR COLOR KEY

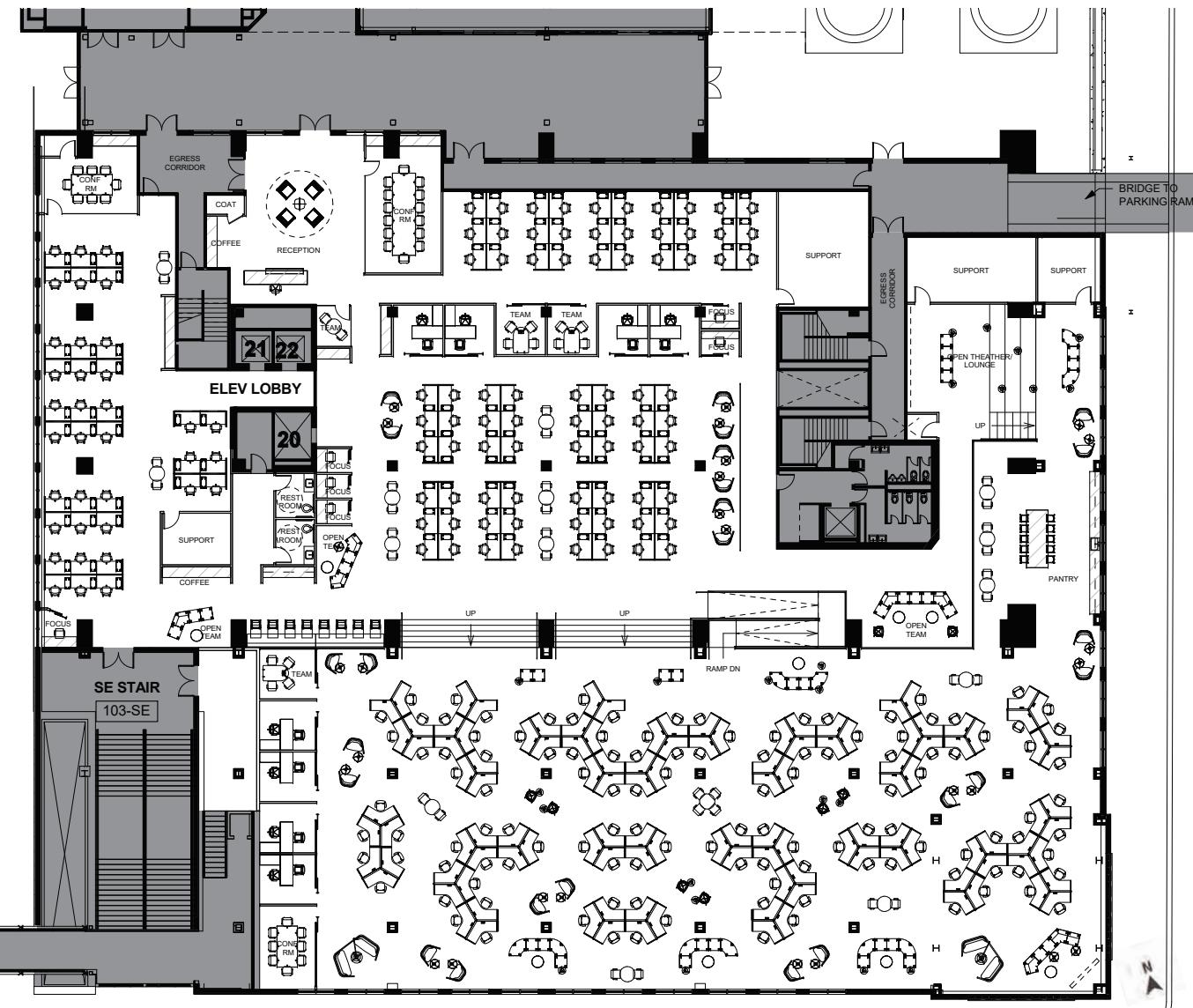
- Office Floors
- Retail Freight
- Residential Floors
- Multi-Use Freight
- M&T Bank Access



## SE ADDITION PLAZA LEVEL CORE PLAN

KEY PLAN @ PLAZA LEVEL



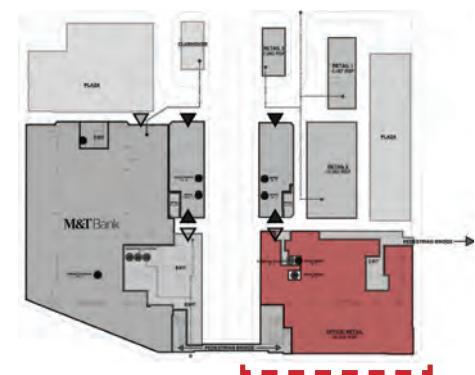


## SE ADDITION PLAZA LEVEL

### SAMPLE OPEN CONCEPT LAYOUT

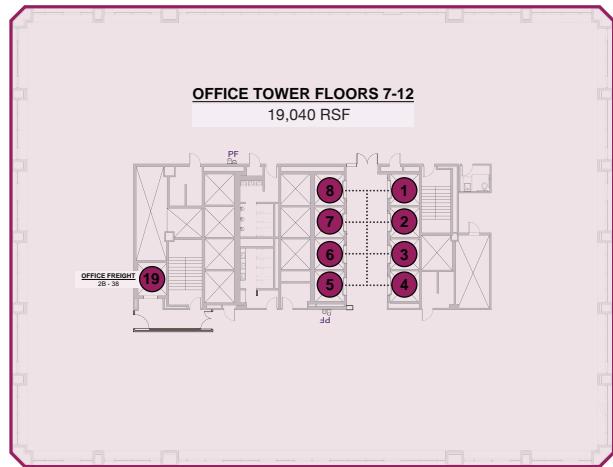
TYPE	#
OFFICE (100 SF)	11
WORKSTATION (5' BENCHING)	114
WORKSTATION (120 DEGREE)	122
<b>TOTAL</b>	<b>247</b>
RSF	36,212
SF/PERSON	147

### KEY PLAN @ PLAZA LEVEL



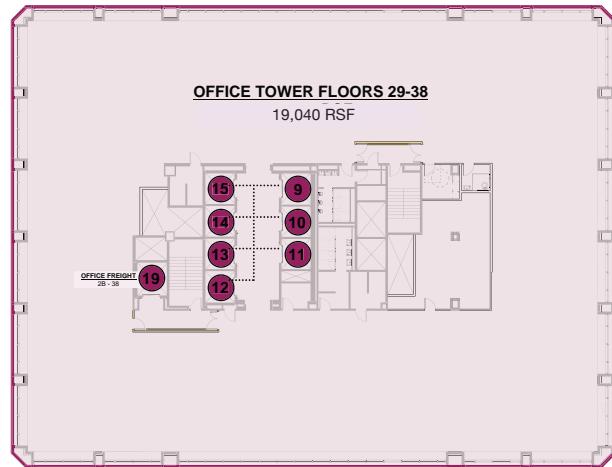
# TYPICAL PLAN

**FLOORS 7-12** (POSSIBLE M&T BANK EXPANSION SPACE)

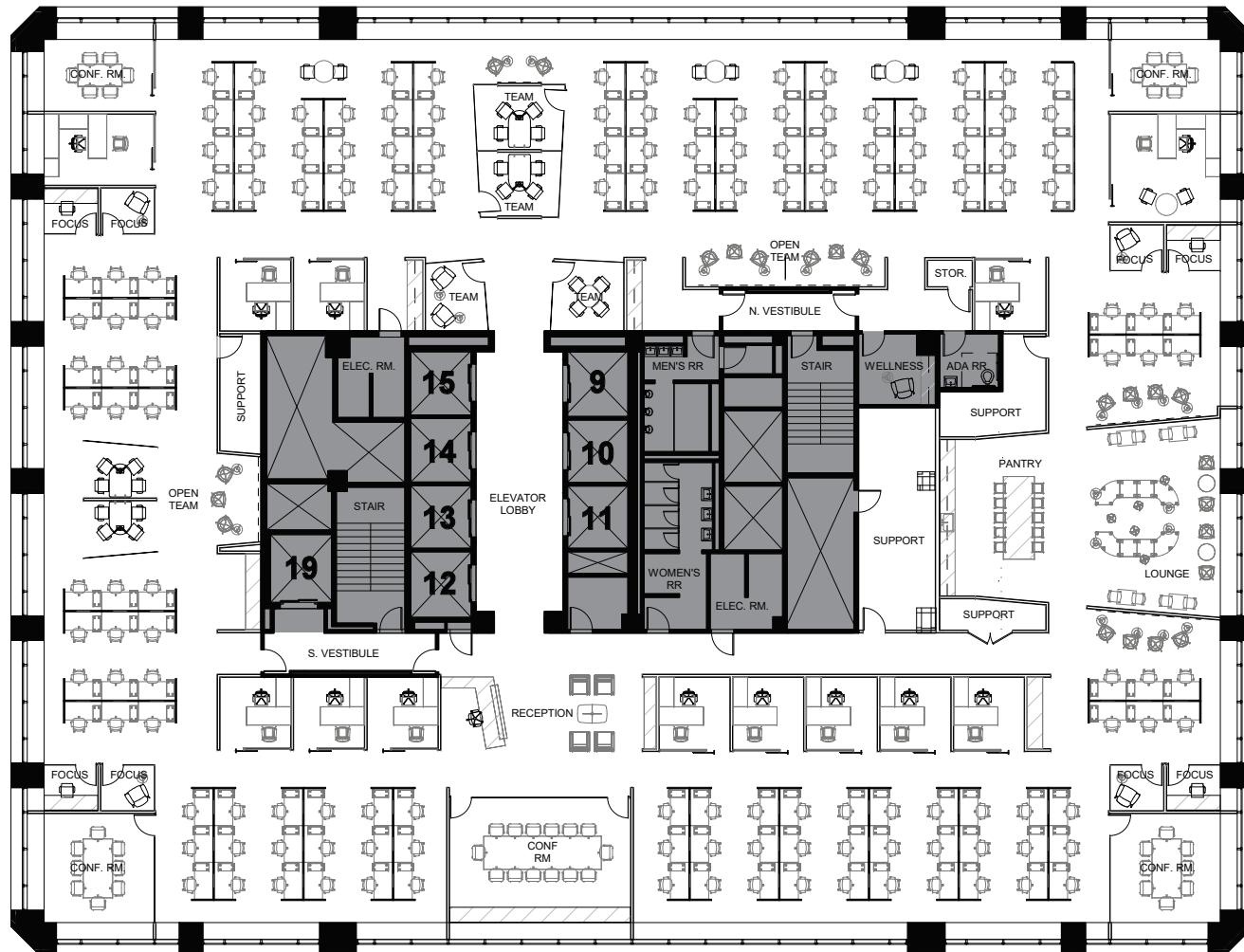


WHETHER YOU ARE ON THE 7TH FLOOR OR THE 38TH, THE 360-DEGREE PANORAMIC VIEWS OF THE CITY ARE UNRIValed. POSSIBILITIES ARE ENDLESS AS YOU DESIGN EACH FLOOR WITHOUT COLUMNS TO OBSTRUCT YOUR VIEWS.

**FLOORS 25-38**



THE TOP FLOORS HAVE EPIC VIEWS OF BUFFALO AND LAKE ERIE. IT ALSO HAS THE LARGEST USABLE SQUARE FOOTAGE OF ANY FLOOR IN THE TOWER.

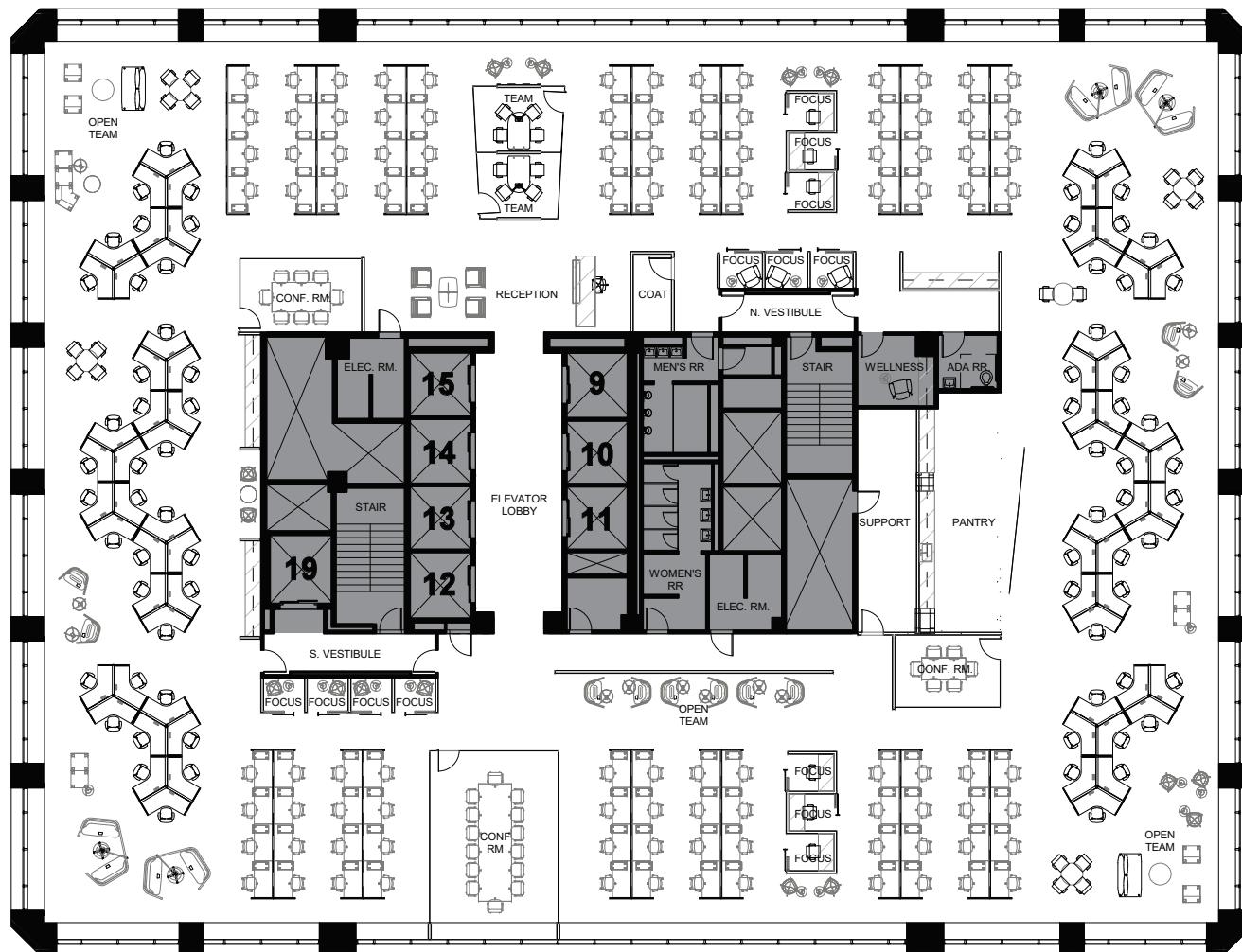


# TOWER

## TYPICAL FLOOR

### SAMPLE OPEN CONCEPT LAYOUT

TYPE	#
OFFICE (250 SF)	1
OFFICE (150 SF)	1
OFFICE (100 SF)	11
WORKSTATION (5' BENCHING)	146
TOTAL	159
RSF	19,040
SF/PERSON	120



# TOWER

## TYPICAL FLOOR

### SAMPLE DYNAMIC CONCEPT LAYOUT

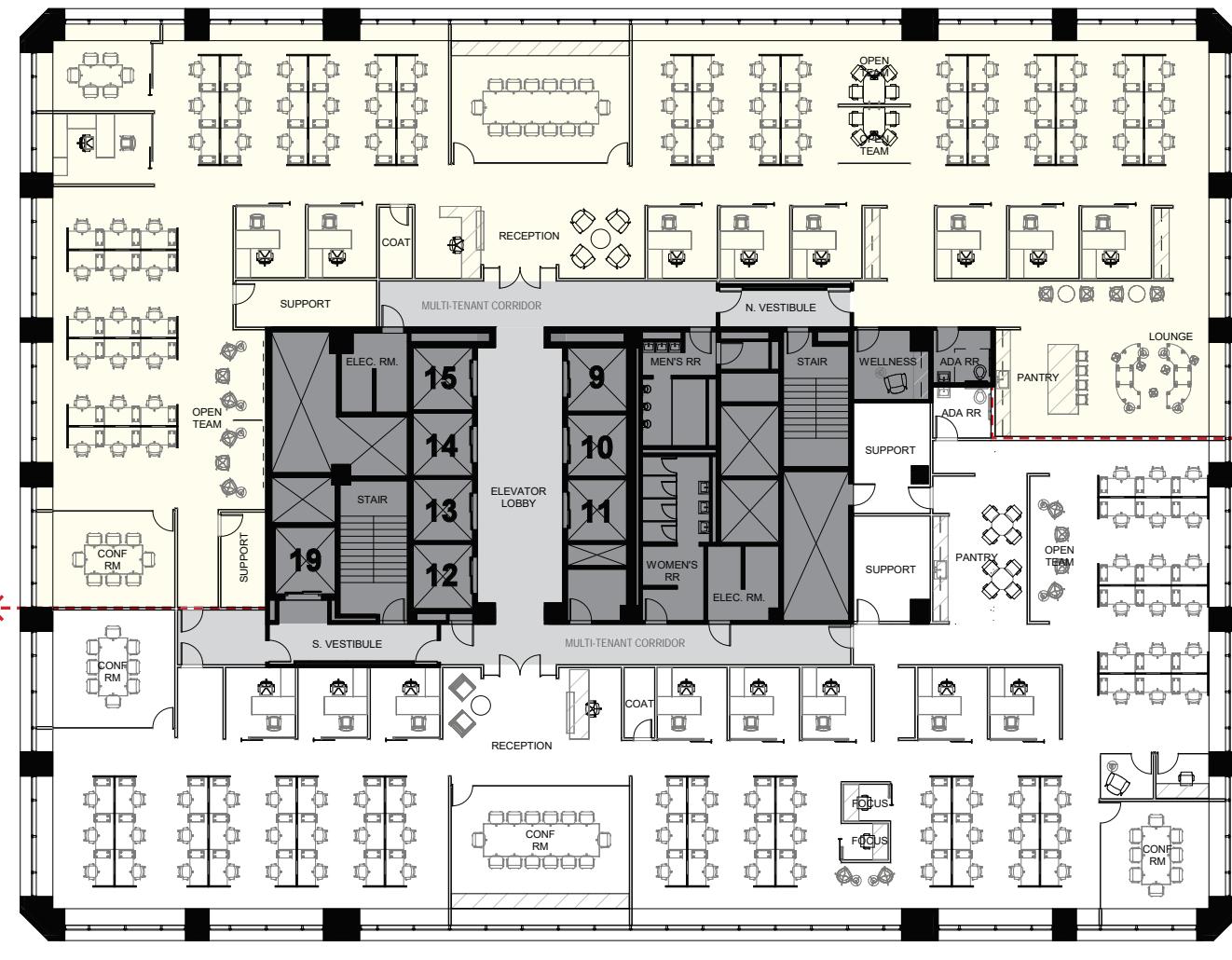
TYPE	#
WORKSTATION (5' BENCHING)	100
WORKSTATION (120 DEGREE)	72
<b>TOTAL</b>	<b>172</b>
RSF	19,040
SF/PERSON	111

# TOWER

## TYPICAL FLOOR

### SAMPLE MULTI-TENANT LAYOUT

TENANT 01 (9,520 RSF\*)



TENANT 02 (9,520 RSF\*)

TENANT 01

TYPE	#
OFFICE (100 SF)	9
WORKSTATION (5' BENCHING)	66
<b>TOTAL</b>	<b>75</b>
RSF	9,520*
SF/PERSON	127

TENANT 02

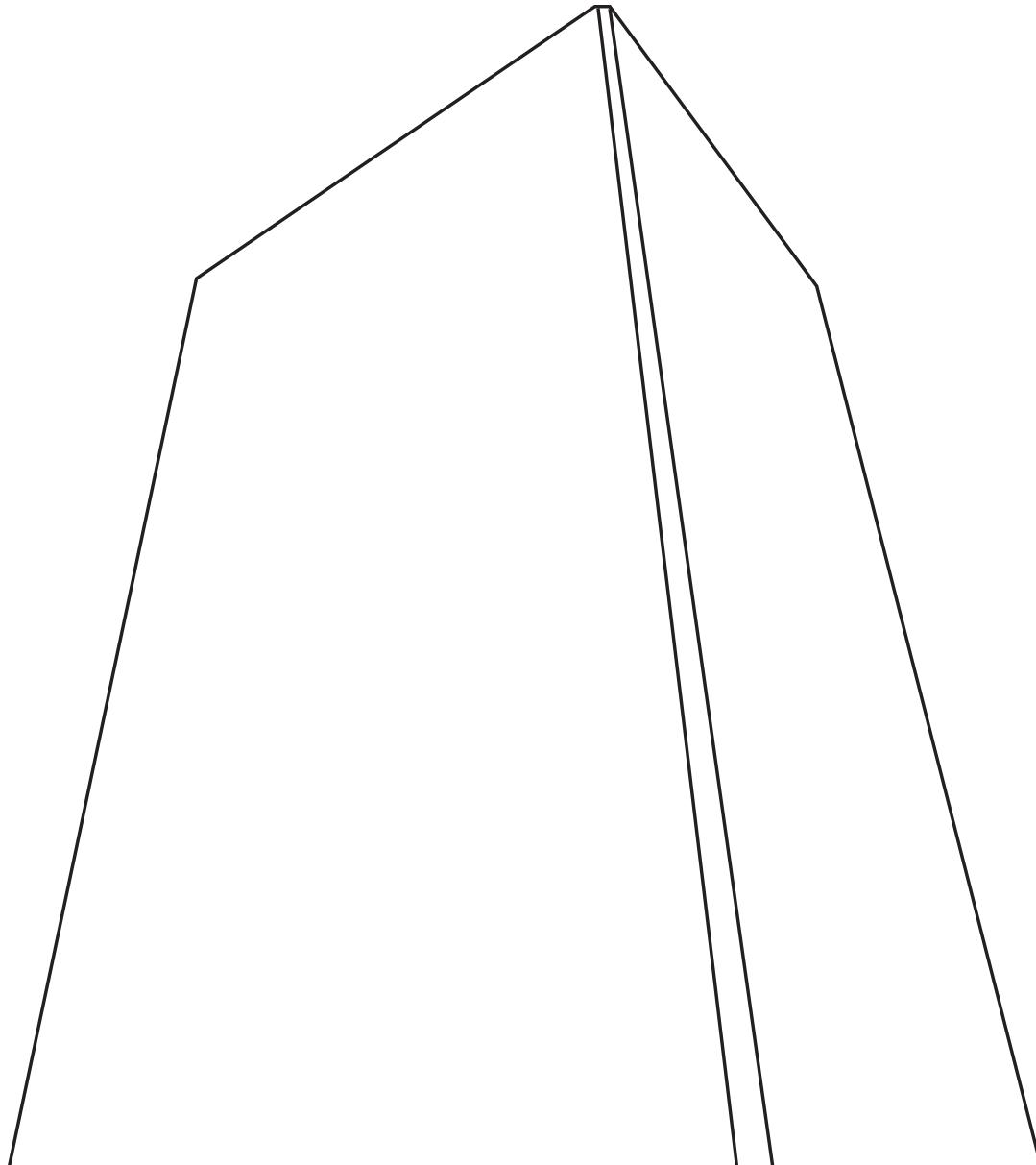
TYPE	#
OFFICE (100 SF)	8
WORKSTATION (5' BENCHING)	66
<b>TOTAL</b>	<b>74</b>
RSF	9,520*
SF/PERSON	127

\*APPROXIMATELY





ONE  
BUILDING



# SENECA ONE

One W Seneca St. Buffalo, NY  
**LEASING CONTACT**

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