

Pre-Leasing
225 Louisiana Street
Commercial / Retail / Office Space
Mixed-Use Redevelopment



1,300 – 8,872 SF



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FLOOR PLANS & SPECS



The 180,000 SF building spans an entire City block and has been redeveloped into a mix of 116 apartments, and 30,000 SF of commercial and retail space.

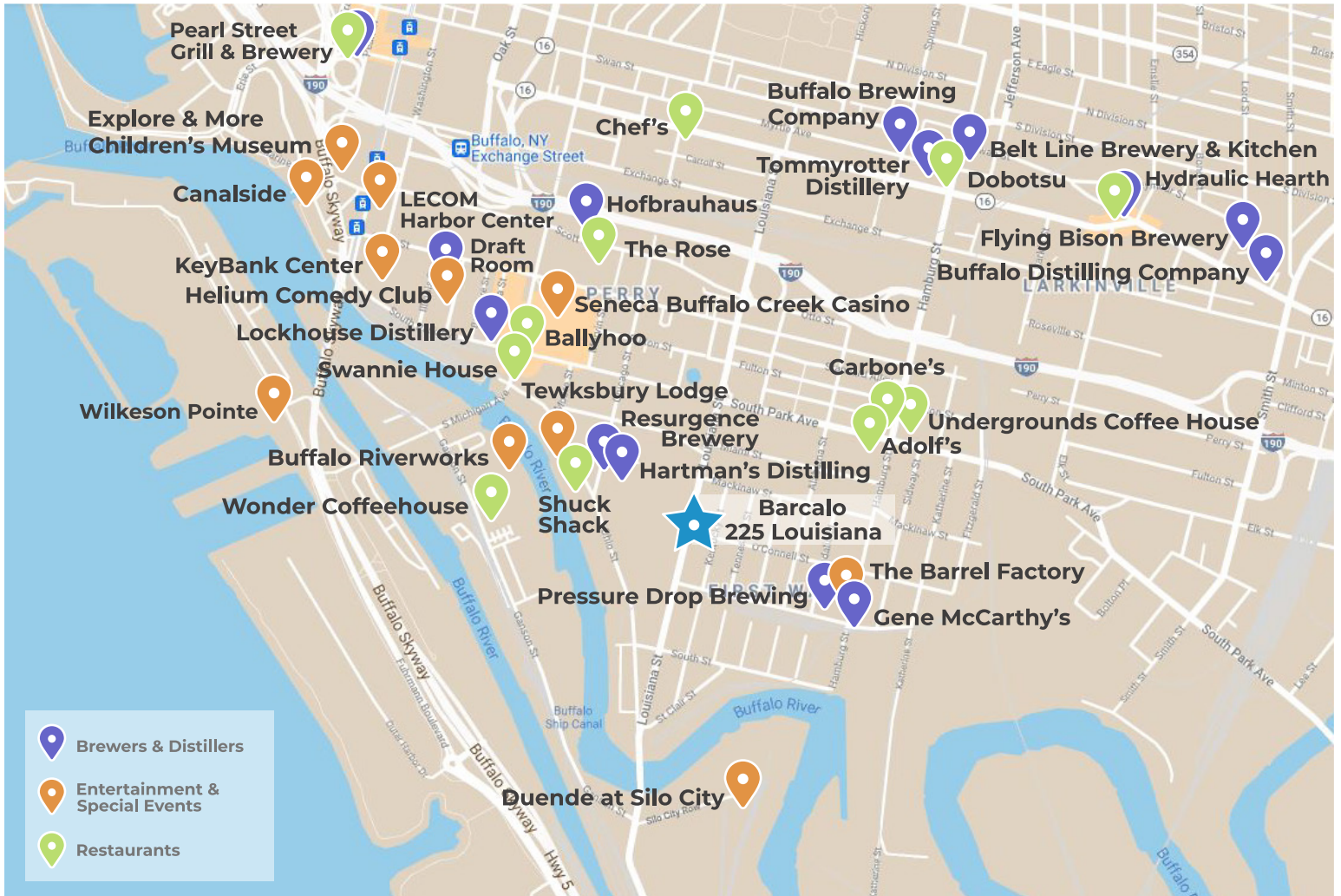
- Spaces Remaining:
 - A: 1,328 SF: Along Louisiana St – Ideal for a small restaurant, or cafe.
 - B: 4,533SF: Along Kentucky St – Ideal for office or professional user.
 - C: 8,872 SF: Near Corner of Louisiana and Republic – Ideal for restaurant, office, light industrial, or other creative user.
- \$12/SF modified gross for “vanilla box.” Opportunity to work with the owner to design and build out to tenant specifications.
- An abundance of parking.
- Outdoor/patio space options available. Spaces front Conway Park.
- Easy regional access – ½ mile to I-90 Thruway and close to Canalside, Downtown, Larkinville, etc.

IMAGES



LOCATION

The Barcalo redevelopment is located in a formerly industrial area that has transformed into a regional entertainment destination along the waterfront. It also straddles the Old First Ward, a historic neighborhood with deep roots, where new breweries and businesses mix seamlessly with long-standing neighborhood pubs and eateries.



LOCATION CONTINUED

Between the miles of lake front, the Buffalo River, the Riverline greenway trail currently under development, and an array of active recreational activities, the Barcalo building is optimally positioned to tap into the outdoor and active recreation market.



NEARBY RESIDENTIAL DEVELOPMENTS

