



Accelerate Your Business in a Sleek, Modern Downtown Facility, Perfect for Medical and Professional Practices

520 Ellicott Street is a modern urban office development located one block south of the thriving Buffalo Niagara Medical Campus. The three-story office building offers business professionals a modern facility with exceptional interior finishes, an exclusive surface parking lot, and a covered drop-off area. For medical professionals seeking an ideal setup, the second floor presents a turn-key, fully-furnished suite, ready for immediate occupancy and expertly tailored for any healthcare-related practice.

The highly visible location at the on-ramp of the Kensington Expressway (Route 33), provides easy access for employees and clients. 520 Ellicott is located in Buffalo's Central Business District, within walking distance to dozens of area amenities, mass transit, businesses and the medical corridor.

### 520 Ellicott Highlights

- Direct access to the Kensington Expressway, 5 minutes to I-190, 10 minutes to NYS Thruway, 14 minutes to airport
- Located on a NFTA Bus Route and two blocks from the Metro Rail Station
- Within the Central Business and Entertainment Districts
- On-site parking available, plus covered drop-off area
- Ideal for professional and healthcare-related services
- 24/7 property management and tenant support
- Adjacent to the Buffalo Niagara Medical Campus

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about this property!

