



520 Ellicott Street is a new urban office development located one block south of the thriving Buffalo Niagara Medical Campus. The 24,000-square-foot, three-story office building will offer business professionals a modern facility with exceptional interior finishes, an exclusive surface parking lot, and a covered drop-off area at the primary entrance.

The highly visible location of the building at the foot of the on-ramp of the Kensington Expressway, a main gateway to the City of Buffalo, 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.

Location Highlights

- One block south of the Buffalo Niagara Medical Campus
- Direct access to Route 33 Kensington Expressway
- Located on a Metro Bus Route and two blocks from Metro Rail Station
- Within walking distance to the Entertainment District
- 5 minutes to the I-190
- 10 minutes to the New York State Thruway
- 14 minutes to the Airport
- 5 minutes to the Buffalo waterfront
- Average daily traffic count of 12,000 vehicles

Why 520 Ellicott?

- Covered drop-off
- Modern and efficient work environment
- Ideal for professional service offices and healthcare-related practices
- On- and off-site parking available
- Exceptional 24/7 property management and tenant support



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