



976 Delaware Avenue
Second Floor

Buffalo, NY 14209



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HIGHLIGHTS

Ideal Location: 976 Delaware Ave is located in the heart of the Delaware District, minutes from the Elmwood Village and Downtown Buffalo

Built-To-Suit: 4340 square feet of highly adaptable space that can cater to your companies specific needs

Convenient Commute with Ample Parking: With 60 spots, ample parking for employees, visitors and clients

Shared Boardroom: Share a 2000 square foot “board room” equipped with state-of-the-art amenities for company gatherings or client meetings

PROPERTY OVERVIEW

History meets Modernity at 976 Delaware, a distinguished office space that was once home to the AAA. This mid-century modern architectural gem in the heart of the Delaware District offers a unique leasing opportunity that combines historic charm with contemporary features. At 976 Delaware Ave, you’ll find a leasing opportunity that is ideal for companies looking to transition from traditional downtown office spaces to a more efficient and modern setting, and/or for those seeking a centrally located, convenient headquarters on Delaware’s “Millionaire’s Row.”

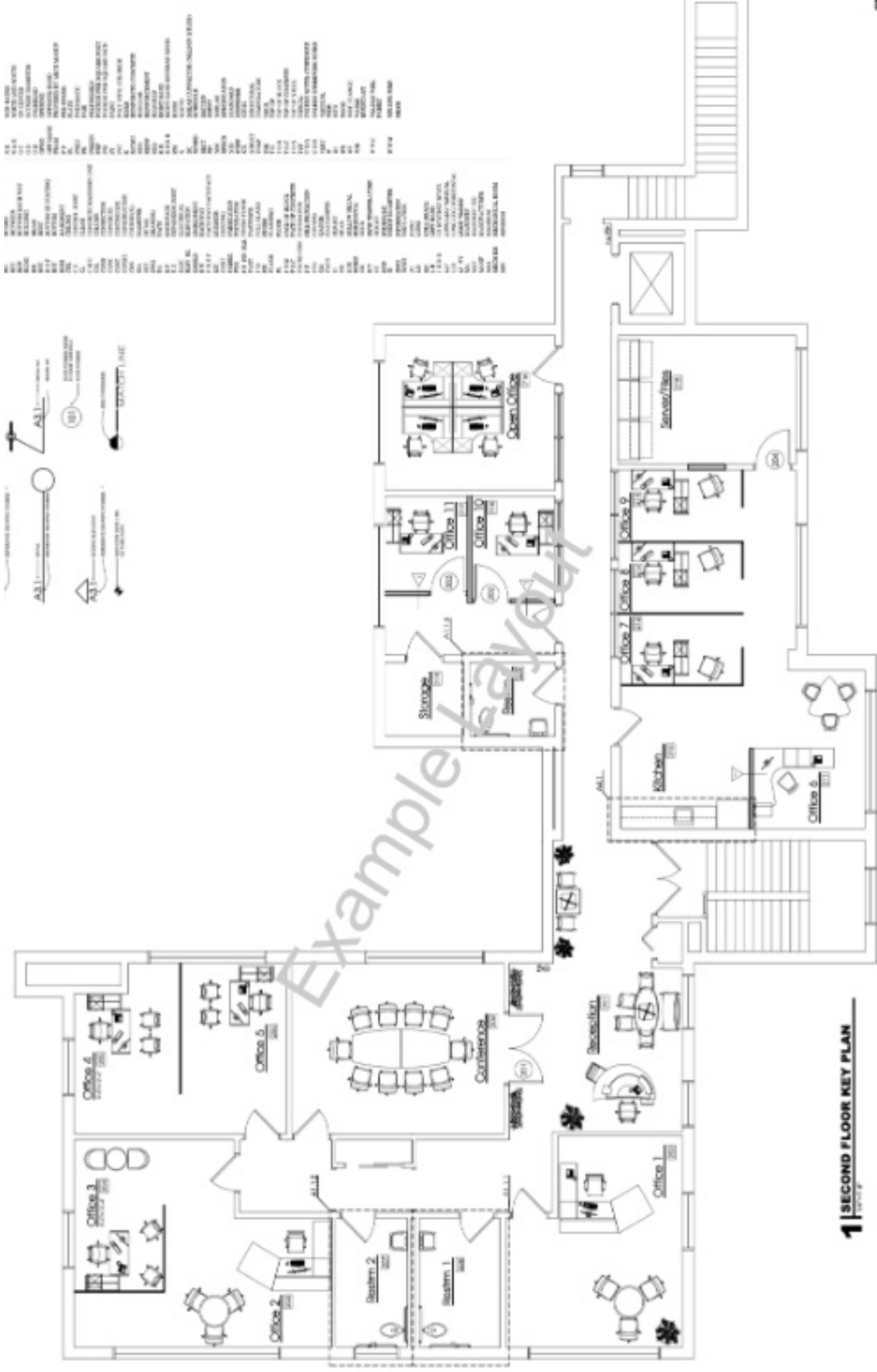
This second floor, 4,340 square foot build-to-suit office space is flooded with natural light, creating an inspiring work environment that can be renovated to your business’ needs. Whether you’re looking for private offices, open floor plan, or a hybrid model, this space is well suited to cater to your specific needs. Complete with 60 parking spots on a newly paved parking lot, this conveniently located office space provides a seamless commute for your employees and visitors alike. Additionally, with this lease you’ll have access to the building’s 2,000 square foot “AAA Board Room” and kitchen, equipped with state-of-the-art amenities for company gatherings, hosting clients or other use.

Discover the perfect balance between history and innovation at 976 Delaware Ave. For more detailed information or to schedule a viewing, please reach out to Bo Gurney.









1 SECOND FLOOR KEY PLAN

REAL ESTATE & INSURANCE SINCE 1864



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