

# Office Space For Lease

## 427 Delaware Ave



**\$18/SF**

6,500 sq ft

Class A Office Space on 2nd floor

Parking lot with 13 dedicated spots



**Matt Hartrich**  
[matth@schneiderservices.com](mailto:matth@schneiderservices.com)



**SCHNEIDER**  
REAL ESTATE SERVICES

**716-882-0212**  
[schneider-re.com](http://schneider-re.com)

# Overview



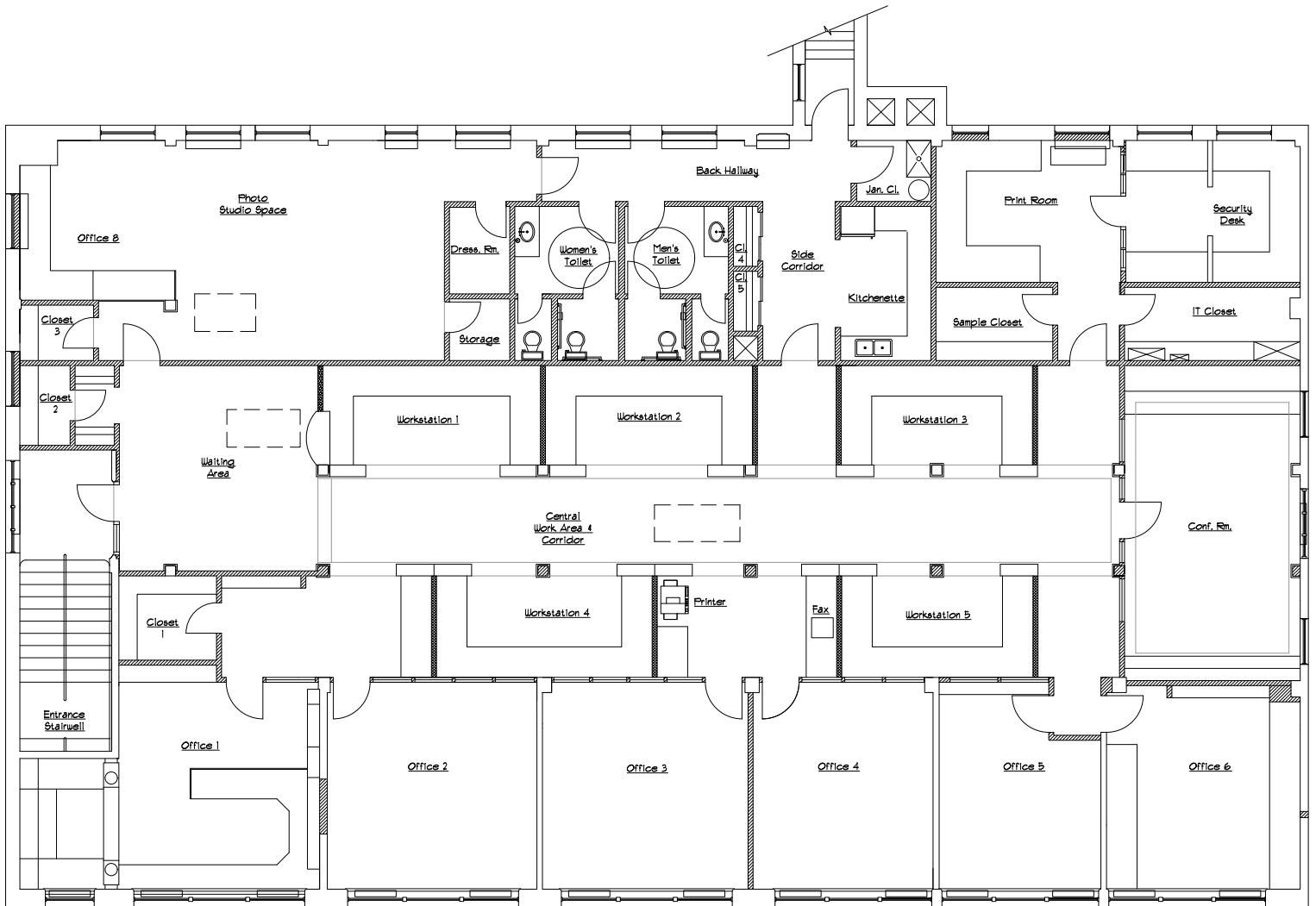
Turn-key office space on prestigious Delaware Avenue. Perfect for a professional service company that requires proximity to Central Business District and/or the Buffalo Niagara Medical Campus.

Come see this impressive Class A office space loaded with historic art deco details, including marble entry stairs, terrazzo floors, and plaster ceiling reliefs. High-end white oak trim package, doors, and built-in casework throughout. Large windows and interior skylights provide fantastic natural light throughout.

- **6,500 SF Class A Office Space.**
  - *Currently occupied by owner – will be vacated upon lease or sale.*
- **Parking lot w/ 21 spaces.**
  - *8 dedicated to ground floor tenants, 13 for upstairs office space.*
- **Quick, easy access to anywhere in the region.**
  - *Blocks from the 33 Expressway and the 190 Interstate.*
  - *Located along a major bus route and a few blocks from the Allen St. subway station.*



# Floor Plan



1 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

- **7 Large private offices** overlooking Delaware Avenue. Each office can comfortably accommodate a few desks/workstations if desired.
- **Large built-in work-stations** can accommodate 14-26 people (based on user preference).
- **Conference room.** AV equipped, comfortably seats 18+.
- **Kitchenette, printer room, IT room, and large storage closets.**



# 2nd Floor Office





# Location

