



FOUNTAIN PLAZA

NEWMARK
CIMINELLI

50 Fountain Plaza, Suite 500
Buffalo, NY 14202

FOUNTAIN PLAZA



Fountain Plaza Buffalo's Rockefeller Center

Buffalo in the 1970s was reeling from losses of jobs, population and businesses. The city struggled to devise a new identity; plans came together later in the decade. The long pursuit of rapid transit was finally answered with the Urban Mass Transportation Administration's commitment to fund a demonstration project for light rail rapid transit on Main Street in 1976, followed by a blueprint to create a sustainable Theatre District in 1978. Downtown retail between Court and Genesee Streets thrived, but the Genesee to Chippewa blocks of Main were in decline. A tipping point was reached when Buffalo Savings Bank considered building new office space out of Downtown.

Buffalo responded by developed a plan for a new Main Genesee neighborhood. this planned rebirth included plans to build a new Hyatt Hotel at Genesee Street, and Buffalo Savings Bank announced plans for a new headquarters building adjacent to their original gold domed building in 1979, and Liberty Bank announced in 1980 their willingness to build a new building in the Main Genesee neighborhood, if the city could agree to rebuild the blocks between Genesee and Chippewa.

The city reached out to the community for guidance in development of four new buildings, a large urban plaza and a new parking ramp creating a space that would be an outdoor home for Downtown with a year-round identity. Goals were established for a public ice rink, community Christmas tree, major fountain/artwork element, and a public plaza all connected by second floor pedestrian bridges. Design work had progressed on the four private buildings.

The city held a competition to name the \$100 million Main-Genesee development; Fountain Plaza was the winning entry.

Plans also included a site for an additional building to complete the Chippewa side of the block, but a developer did not immediately come forward. The city cleared the site in 1983, planting grass for a temporary lawn until the climate was right for additional development. In what would become the final piece of the development, Key Bank announced plans to develop Key Center in 1987, anchoring the expansive project. Fountain Plaza, Rotary Rink, and Key Center opened to the public in 1991 and remain important elements of Buffalo's Central Business District today.



40-50 Fountain Plaza Overview

40-50 Fountain Plaza, a 423,000 square foot Class-A office complex, offers downtown Buffalo tenants the finest in construction, design, and amenities.

Extensive renovation of the two-story atrium and adjacent lobby delivers tenants, visitors, and the public an inviting, open, and energized space with exciting amenities. Expansive interior views, interactive directory systems, a tenant-only fitness center, collaborative work space, and more, create a modern office environment. Two levels of underground parking provide convenient parking with direct access to the building. Additional ramp parking is provided via an enclosed walkway, and several surface lots surround the building.

Under the supervision of Ciminelli Real Estate Corporation, 40-50 Fountain Plaza also benefits from having an on-site professional property manager, stationary engineers, and 24/7 maintenance staff.



Points of Interest Within A 10-Minute Walk



EATERIES & CAFES

Flint Restaurant & Bar
Braymiller Market
Overwinter Coffee
Fathey Beer Co.
Graylynn
Misuta Chow's
Bacchus Wine Bar & Restaurant
Frankie Primo's
Soho Buffalo
Starbucks
SPoT Coffee
Rachel's Mediterranean Grill
Bocce Pizza
Big Ditch Brewing Company
Tappo Restaurant
500 Pearl
Osteria 166
Lucky Day Whiskey Bar



RECREATION

KeyBank Center (Buffalo Sabres)
Canalside (Buffalo Waterfront)
Buffalo RiverWorks
Sahlen Field
Veterans Park
Buffalo Bricks
Wilkeson Pointe
Lafayette Square
River Fest Park
Shea's Theatre
Irish Classical Theatre
Tralf Music Hall
Town Ballroom
AMC Market Arcade
Spare Lanes
The Buffalo Club
The Saturn Club



HOTELS

Embassy Suites
The Westin
Hampton Inn & Suites
Buffalo Marriott at LECOM
Courtyard by Marriott
Lofts on Pearl
Hotel at the Lafayette
Hilton Garden Inn



OTHER BUSINESSES

M&T Bank
HSBC Commercial Banking
Delaware North
Ernst & Young
Buffalo City Hall
Buffalo Niagara Convention Center
NFTA Metro/Bus Hub
Greyhound Bus Station
Amtrak Station

40-50 Fountain Plaza

Find The Perfect Office Space

FLOOR 13 | SANDHILL

FLOORS 7-12 | ODOO

FLOOR 6 | YIELD BOOK

FLOOR 3 | ODOO

MEZZANINE | CANNONDESIGN

FLOORS 16-17

LIPPES MATHIAS WEXLER FRIEDMAN LLP

FLOOR 15

LIPPES MATHIAS WEXLER FRIEDMAN LLP

FLOOR 14 | RGN BUFFALO

FLOOR 13 | MOWER

FLOOR 12 | HARTER SECREST AND EMERY LLP

FLOORS 11-12 | MERRILL LYNCH

FLOOR 10 | HARTER SECREST AND EMERY LLP

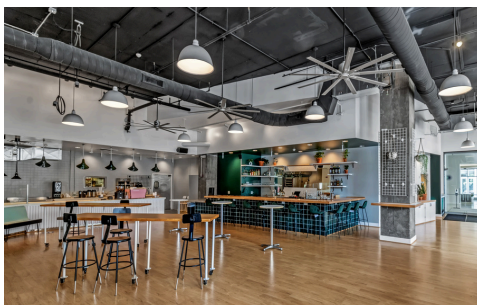
FLOOR 7 | SANDERSON WEALTH MGMT
LIPPES MATHIAS WEXLER FRIEDMAN LLP

FLOORS 4-5
CIMINELLI REAL ESTATE CORPORATION

FLOOR 4 | MORGAN STANLEY SMITH BARNEY

FLOOR 3 | ARCADIS

40-50 Fountain Plaza Building Amenities



- Newly Finished Lobby
- 40/50 Club - Fitness Center
- Flint Bar & Restaurant
- NexGen Fitness
- Five Star Bank Branch
- Outdoor Plaza Area
- 24/7 Security
- On-Site Retail
- Underground Parking
- Downtown Buffalo Location
- Public Art Gallery

COMING SOON...
 Conference Facilities
 Flex/Co-working Space

40-50 Fountain Plaza Fast Facts

Class A commercial space

Built in **1991**

North Tower - **17 stories** | **271,821 SF**

South Tower - **13 stories** | **163,563 SF**

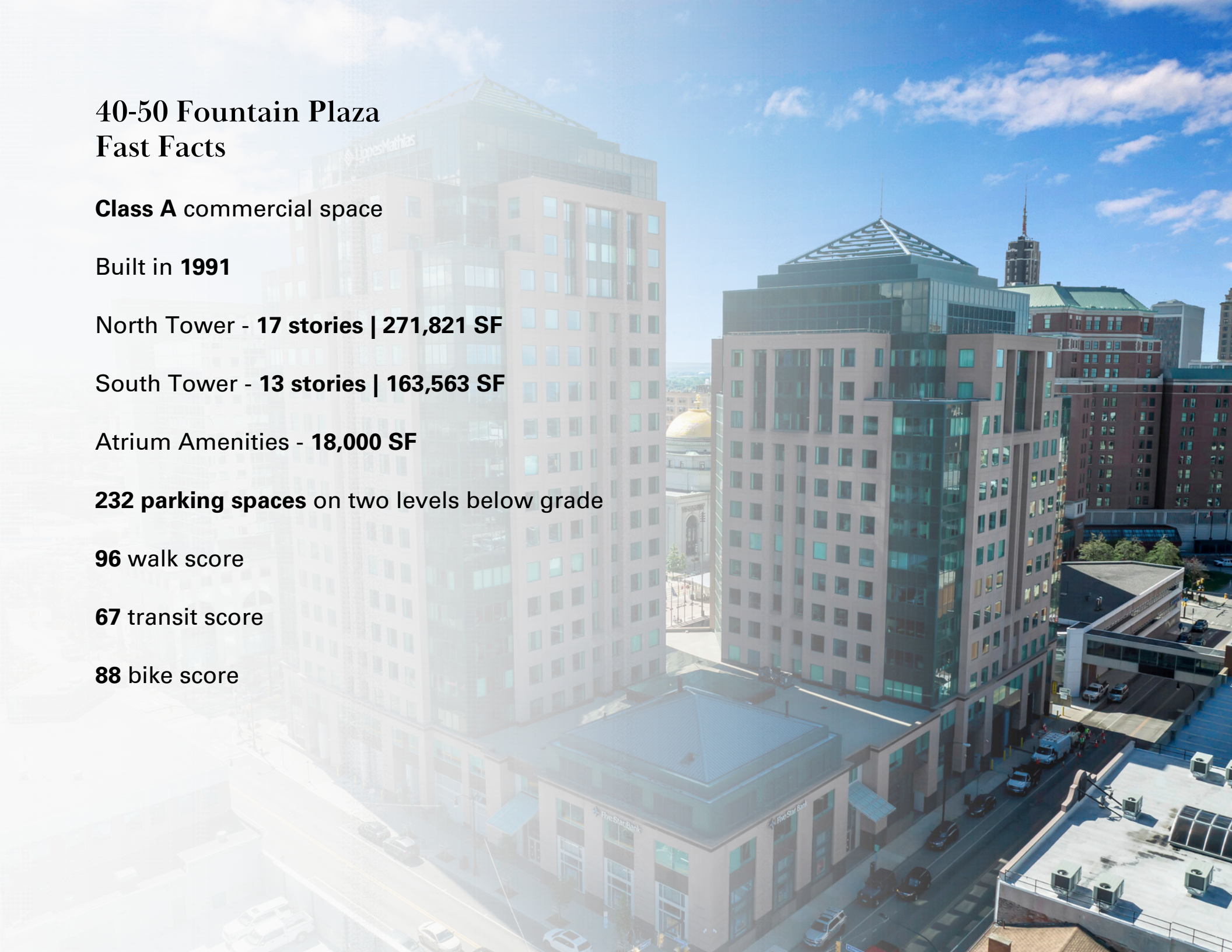
Atrium Amenities - **18,000 SF**

232 parking spaces on two levels below grade

96 walk score

67 transit score

88 bike score



40-50 Fountain Plaza Lobby Renovation



40-50 Fountain Plaza Flint Kitchen + Bar



40-50 Fountain Plaza Exclusive Tenant-Only Fitness Center



40-50 Fountain Plaza NexGen Fitness





FOUNTAIN PLAZA

LEASING CONTACTS

NEWMARK
CIMINELLI

Kyle Ciminelli

Licensed Real Estate Salesperson

President

716-817-2015

Tim Malchow

Licensed Real Estate Broker, CCIM

Assistant Vice President

716-817-2040

Edward McGinn

Licensed Associate Real Estate Broker, CCIM

Managing Director

716-817-2063

Zoe Hernandez

Licensed Real Estate Salesperson

Associate Director

716-817-2062

Jack Hawkins

Licensed Real Estate Salesperson

Associate Director

716-817-2043