



For Lease:

Waterfront Offices at 301 Ohio Street Coolest Space in Buffalo, NY!

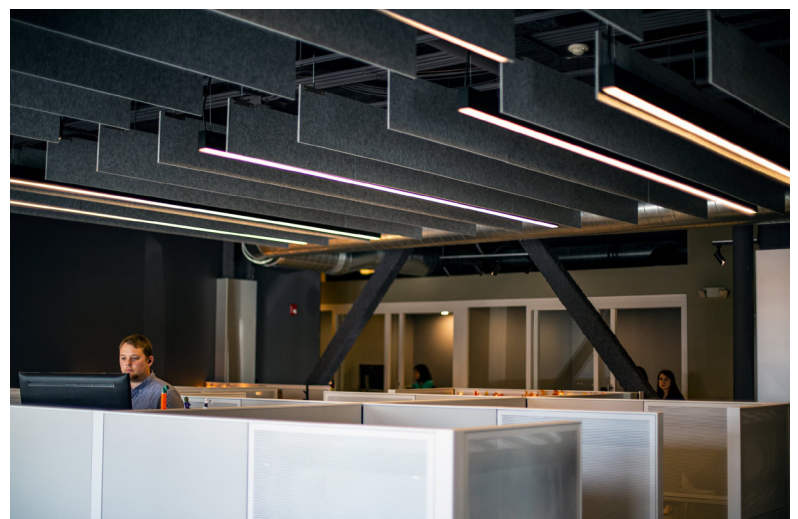
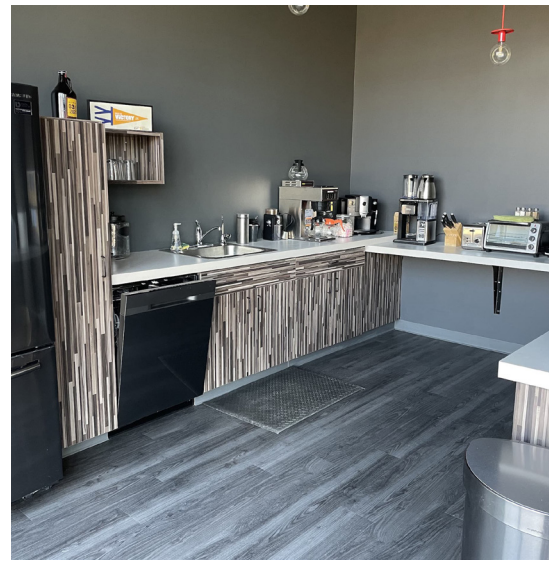
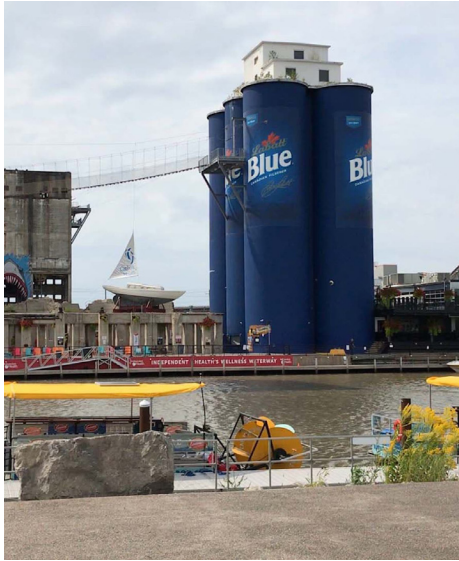
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ADDITIONAL PHOTOS



344 Delaware Ave • Suite 200 • Buffalo • NY • 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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PROPERTY HIGHLIGHTS

- 8,384 sq ft new build-out, contemporary loft finishes throughout
- On Buffalo River, directly across from RiverWorks
- First floor, unobstructed views with patio, roll-up doors, dock and kayak launch!
- 22 private glass fronted offices
- Large open floor plan for cubicles, flexible workspaces, and team areas
- Three conference rooms, kitchenette, and photo studio area
- On site parking included
- Contents are negotiable — conference tables, chairs, desks, cubicles, TV's and more
- Ideal space for creative, tech, legal... or any office user looking for a unique environment

Be a part of the Ohio Street renaissance!



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LOCATION AERIAL



DEMOGRAPHICS

ESTIMATED	2 MILE	5 MILE	10 MILE
POPULATION	27,819	217,873	605,414
MEDIAN HH INCOME	\$31,266	\$39,852	\$52,951
DAYTIME EMPLOYMENT	62,827	152,384	344,750

3 MILE SUMMARY:

 74,583
TOTAL POPLUATION

 \$33,545
MEDIAN HOUSEHOLD INCOME

 99,022
TOTAL EMPLOYEES



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