



Transform our raw space into your ideal facility with custom solutions available with Uniland's in-house Design and Construction services

HANSA workspace at 505 Ellicott Street features a 1,350-square-foot retail space ideal for light food service. Located at street-level next to an outdoor patio, the suite has direct pedestrian access and is next to the main HANSA entrance. 505 Ellicott is in the Central Business District near many offices and residences. The two-story, 32,000-square-foot building is anchored by HANSA, Uniland's flagship center for work, event and residential space.

Advancing Buffalo's rising profile as a place for entrepreneurs and business growth, HANSA offers a range of workspace solutions for solo employees up to 20 team members. It will also be a hub for philanthropic and networking events, off-site meetings and retreats.

## Why 505 Ellicott?

- Anchor retail opportunity in prominent, award winning Central Business District workspace
- Located in an emerging corridor proximate to the Theatre District, Allentown, and the Buffalo Niagara Medical Campus
- Average daily traffic count of 11,000 vehicles
- On Metro Bus route and two blocks from Metro Rail Station
- Right off the Kensington Expressway (Route 33)
- 5 minute drive to I-190
- 10 minutes to I-90 NYS Thruway