



# 465 Broadway Ave

BUFFALO, NY 14204

## Property Overview

This mixed-use development features  $\pm$  6,578 SF newly constructed first floor commercial space. This space is ideal for community health organizations, professional office use, and/or medical office/retail.

## Property Type for Lease

Office/Retail

## Available Area

$\pm$  6,578 SF

## Property Highlights

- Turnkey space delivery
- On-site parking available
- Great visibility with façade signage opportunity
- Located on a NFTA bus stop
- Close proximity to NYS Route 33, downtown Buffalo, and retail shops
- Co-tenants with Amazon Career Center

For information, please contact:

### Tim Malchow

Licensed Real Estate Broker, CCIM  
Assistant Vice President  
t 716-817-2040  
tmalchow@ciminelli.com

### Ed McGinn

Licensed Associate Real Estate Broker, CCIM  
Managing Director  
t 716-817-2063  
emginn@ciminelli.com

### Zoe Hernandez

Licensed Real Estate Salesperson  
Associate Director  
t 716-817-2062  
zhernandez@ciminelli.com

### Jack Hawkins

Licensed Real Estate Salesperson  
Associate Director  
t 716-817-2043  
jhawkins@ciminelli.com