



## 374 Delaware Ave

Buffalo, New York 14202

### Property Highlights

- Historic Location and Building
- Move-in Ready Executive Suites
- Onsite Parking Available and Ample Street Parking Available
- First-floor Retail/Office Space Available
- 24/7 Secured Access
- Prime Frontage on Delaware Avenue

### Property Overview

Built in 1922 with recent renovations, in a coveted N-1C zoned area of Buffalo, NY. This landmark property presents a great opportunity in the downtown Buffalo market, particularly for high-demand executive suite-style offices and professional office space.

### Offering Summary

<b>Building Size:</b>	30,150 SF
<b>Executive Suites:</b>	
<b>Lease rate:</b>	\$15 - \$17 PSF Gross
<b>Available SF:</b>	250 - 650 SF
<b>Office Space:</b>	
<b>Lease Rate:</b>	\$15 - \$17 PSF NNN
<b>Available SF:</b>	1,000 - 4,000 SF

### For More Information

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**374 Delaware Ave, Buffalo, NY 14202**

Executive Suites 250 - 650 SF  
Office Space 1,000 - 4,000 SF



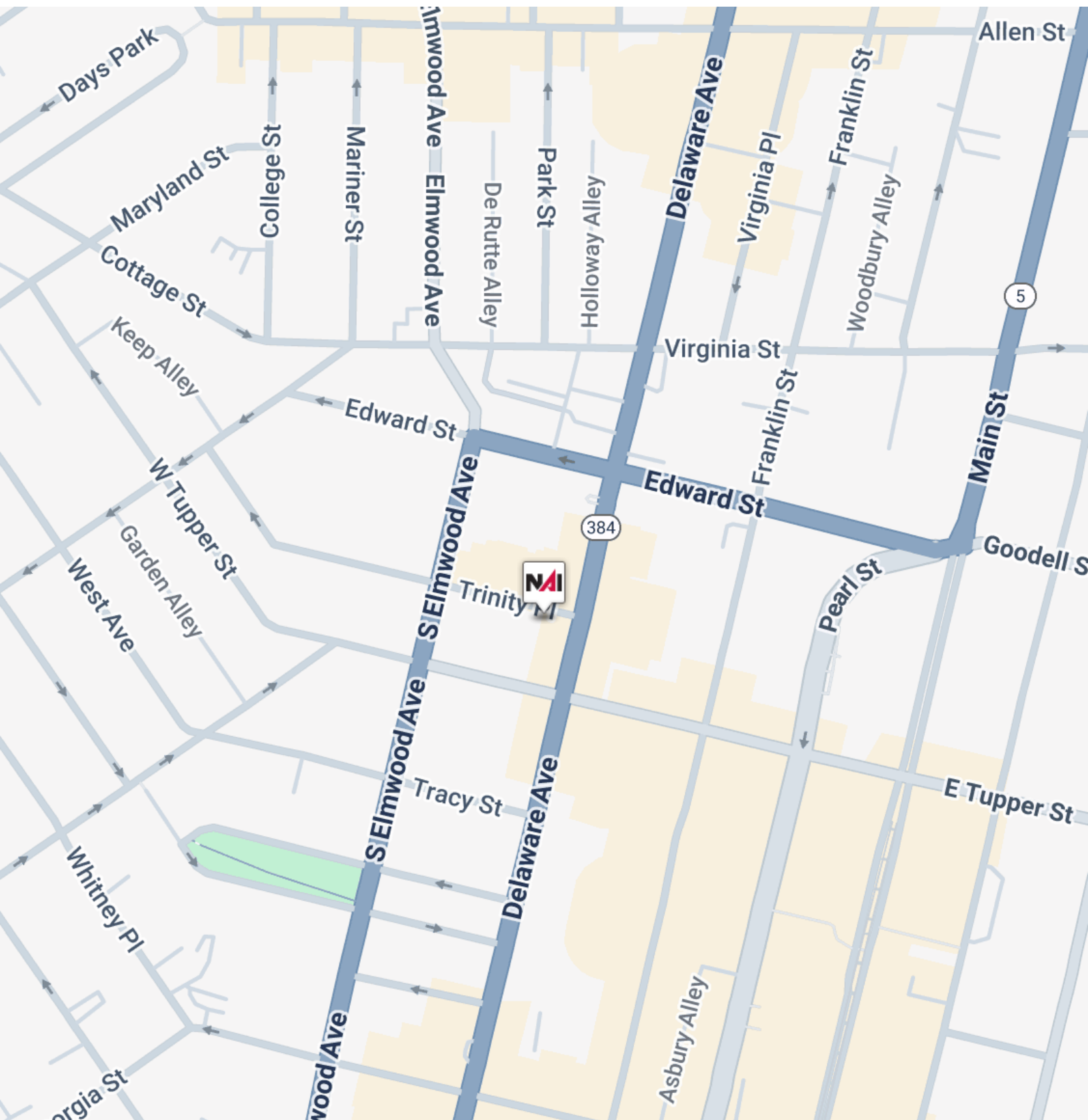
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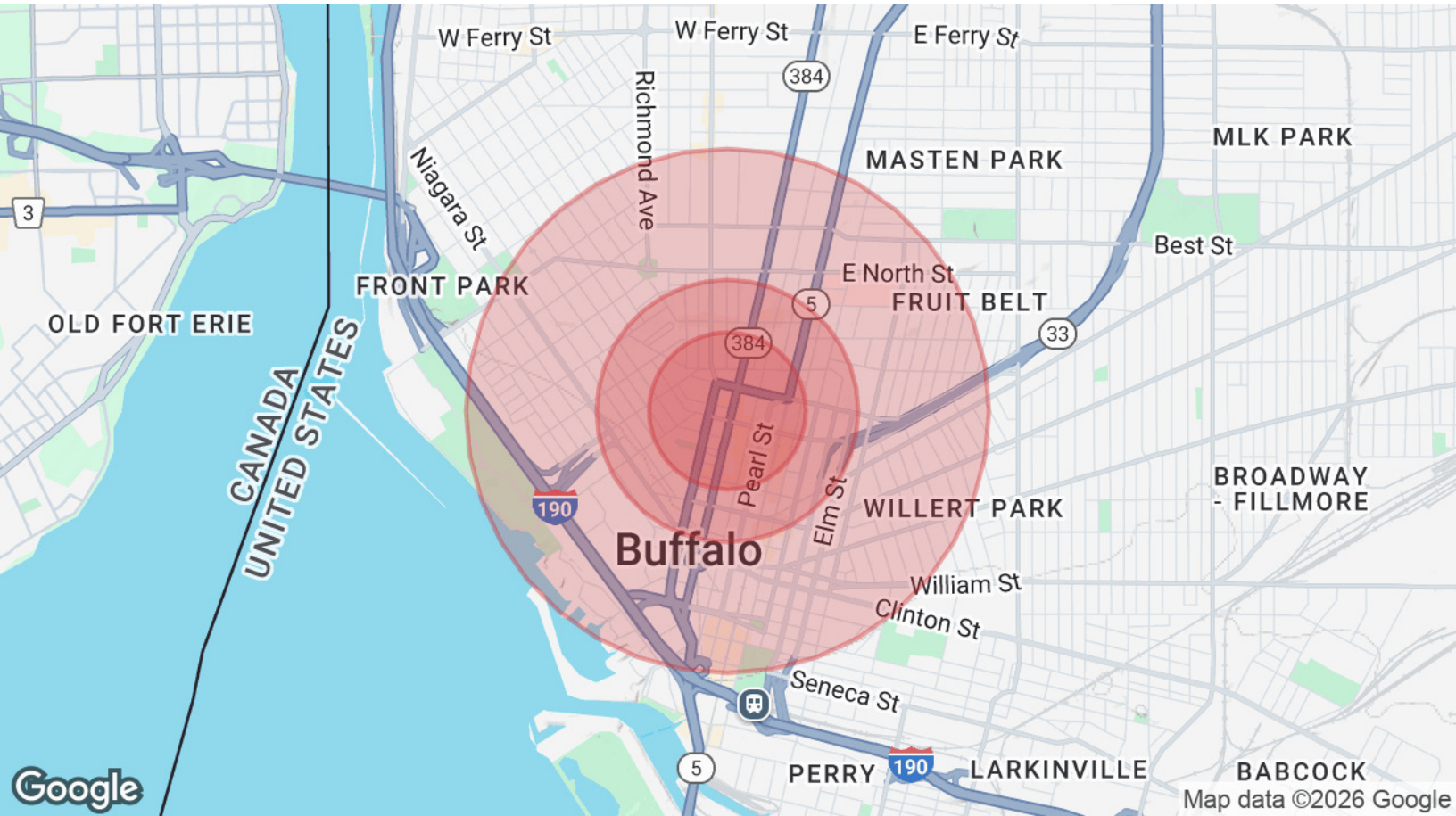
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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	2,385	7,415	25,222
<b>Average Age</b>	38	39	39
<b>Average Age (Male)</b>	39	39	38
<b>Average Age (Female)</b>	38	38	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	1,383	4,243	13,490
<b># of Persons per HH</b>	1.7	1.7	1.9
<b>Average HH Income</b>	\$78,386	\$74,361	\$64,743
<b>Average House Value</b>	\$450,437	\$457,107	\$398,836

Demographics data derived from AlphaMap

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## Location Information

<b>Street Address</b>	374 Delaware Ave
<b>City, State, Zip</b>	Buffalo, NY 14202
<b>County</b>	Erie
<b>Market</b>	Buffalo
<b>Sub-market</b>	Buffalo CBD
<b>Cross-Streets</b>	Delaware Avenue & Trinity Place

## Building Information

<b>Building Size</b>	30,150 SF
<b>Building Class</b>	B
<b>Occupancy %</b>	50.0%
<b>Tenancy</b>	Multiple
<b>Number of Floors</b>	4
<b>Average Floor Size</b>	7,500 SF
<b>Year Built</b>	1922
<b>Gross Leasable Area</b>	24,581 SF
<b>Construction Status</b>	Existing
<b>Number of Buildings</b>	1

## Property Information

<b>Property Type</b>	Office
<b>Property Subtype</b>	Executive Suites
<b>Zoning</b>	N-1C
<b>Lot Size</b>	0.42 Acres
<b>APN #</b>	111.29-5-7.1
<b>Lot Frontage</b>	124 ft
<b>Corner Property</b>	Yes
<b>Traffic Count</b>	13500

## Parking & Transportation

<b>Parking Type</b>	Surface
<b>Number of Parking Spaces</b>	26

## Utilities & Amenities

<b>Restrooms</b>	0.0
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