

**FOR LEASE**

## 651 Delaware Avenue, Buffalo, NY 14202



**BRICK CLASS A OFFICE BUILDING** – Office space available in 2 suites on the second floor; 3,263 SF and 5,355 SF, or combine into one 8,620 SF space. Some Underground parking spaces available and surface spaces, visitor parking reserved.

### PROPERTY OVERVIEW

|                      |               |
|----------------------|---------------|
| <b>Total SF</b>      | 28,000 +/- SF |
| <b>Leasable SF</b>   | 8,620 +/- SF  |
| <b>Lease Rate</b>    | \$18.00 / SF  |
| <b>Year Built</b>    | 1976          |
| <b>Stories</b>       | 2             |
| <b>Traffic Count</b> | 14,628 ADT    |
| <b>Parking</b>       | On Site       |

| DEMOGRAPHICS              | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------------|----------|----------|----------|
| <b>Total Population</b>   | 35,111   | 141,425  | 303,649  |
| <b>Total Households</b>   | 18,276   | 62,770   | 131,541  |
| <b>Ave. Annual Income</b> | \$34,640 | \$31,337 | \$37,301 |



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