



300 Delaware

Buffalo, NY 14202

- 2nd Floor 1,585 to 6,290 contiguous square feet available
 - 2 Spaces move-in condition
 - Located within an opportunity zone
 - Building signage opportunity
- Direct access to central business district and local highways
 - Directly on the NFTA bus line
- Rent based on usable square footage with no common area factor

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Location + Site Aerial

Located between Elmwood Avenue and Franklin Street, 300 Delaware is a prime location in downtown Buffalo. Close proximity to cultural and entertainment destinations and within 1 mile to all NYS routes including: the Kensington Expressway, the Skyway, the Thruway and I-90.

**The right location for
your business!**

