

505 DELAWARE

505 Delaware
Buffalo, NY 14202



OFFICE BUILDING FOR LEASE



Joseph Jacobi Jr.

716.863.7731 | joe@donovanres.com

4421 Transit Rd, Buffalo, NY 14221

www.donovanres.com

Donovan Real Estate Services LLC, Licensed Real Estate Broker • 460 East Avenue Rochester, NY 14607



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PROPERTY DESCRIPTION

1,700-3,200 SF of commercial office space in a well-maintained building. The building's close proximity to the Buffalo General Medical Center and other medical organizations make this space ideal for a tenant operating in the health care/medical industries.

The ground-level space is currently built out as medical office space and offers bathrooms, a waiting room, reception area, multiple exam rooms, and a doctor's office. This space also comes with off-street parking spaces.

The third-floor office space offers three large, private offices, and a private bathroom. Additionally there is a large open area that is filled with warm, inviting natural light thanks to the massive skylights.

LOCATION DESCRIPTION

Located on Delaware Ave in the Allentown District between Allen Street and Virginia Street, this building is just a few minutes walk from the Buffalo General Medical Center and Buffalo's historic Theater District.

PROPERTY HIGHLIGHTS

- Off-street parking available
- Within walking distance of Buffalo General

SPACES	LEASE RATE	SIZE (SF)
Ground Floor	\$11.00 SF/yr	3,200
3rd Floor	Negotiable	1,700



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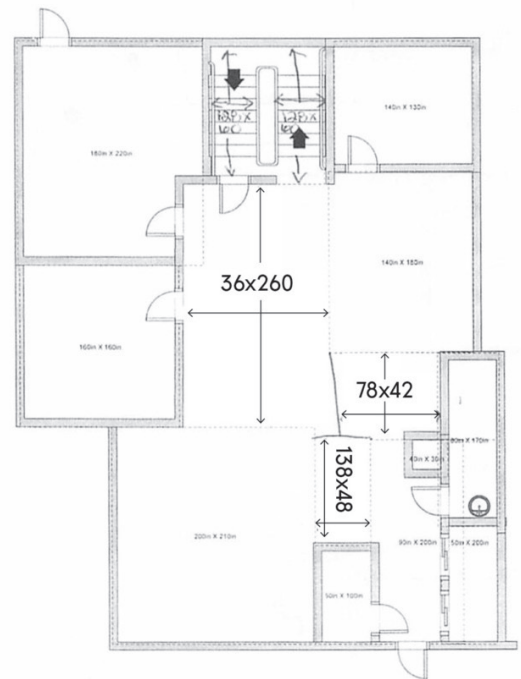
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3RD FLOOR SPACE

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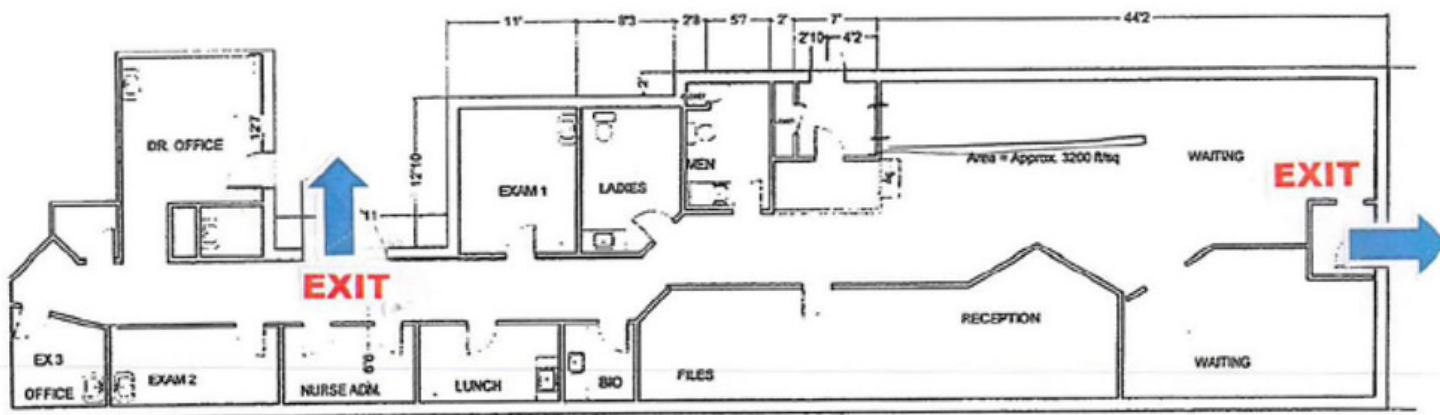
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GROUND FLOOR SPACE

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