

257 W. Genesee St.

Buffalo, New York 14202

Available Summer 2024



Property Description

257 W. Genesee St. | Buffalo, NY

257 West Genesee Street is a LEED Silver headquarters office building that has become a landmark in the heart of downtown Buffalo since its completion in 2007. The property is nestled between Buffalo's iconic Art Deco city hall and the Lake Erie waterfront, offering expansive views of the city and lake from the 95,000 sq. ft. glass curtain wall. With its unique position

downtown, tenants are in a great position to enjoy some of the best aspects of Western New York from having lunch in the city's popular Allentown neighborhood, taking a break for a summertime stroll at the Erie Basin Marina, happy hour on Chippewa Street, and catching a post-work puck drop at KeyBank Center during the winter months.

Highlights

- + Total Sq. Ft.: 461,400
 - South Tower: 8 floors; 4 passenger elevators
 - North Tower: 6 floors; 2 passenger elevators
- + On-site cafeteria and fitness center
- + 1,500 space secured parking garage attached to the building
- + Security key card access system throughout the buildings and parking garage
- + Convenient highway access less than .5 mi. to I-190 and Rt. 5
- + Located 2.5 miles from Peace Bridge to Canada
- + Potential for high visibility signage and naming rights (92,567 AADT along I-190)

440K

Total SF

1,500

Space Parking Garage

2007

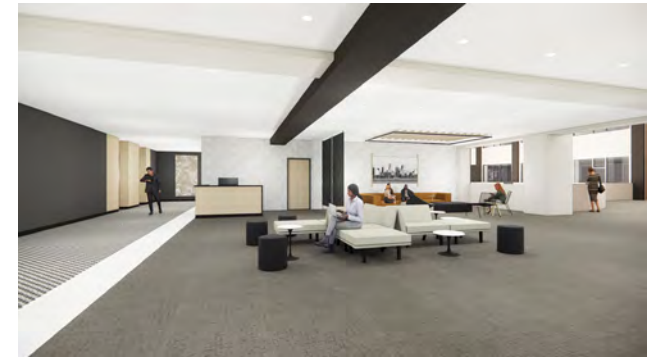
Year Built

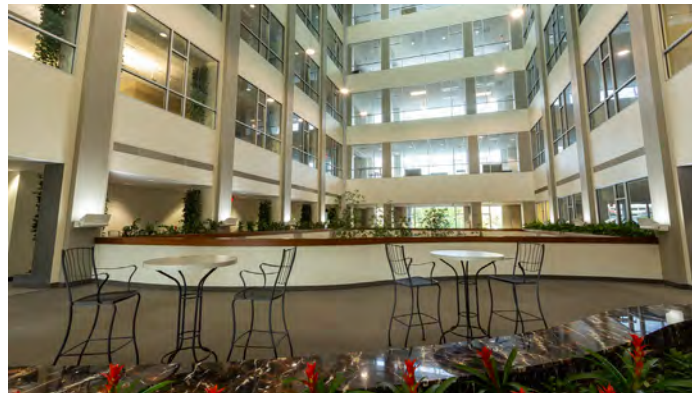


Welcome

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As the property transitions to include leasing opportunities for multiple tenants, there is an anticipated redesign of the first floor lobby atrium and second floor tenant entrance and common area. This elevated look and to give visitors an inviting welcome with a hospitality feel in mind.





On-Site Amenities

Since its completion in 2007, the property has operated with on-site amenities that include a large cafeteria with an expansive outdoor terrace on the second floor and a fitness center with free weights, cardio equipment, and classrooms.



Ingress/Egress

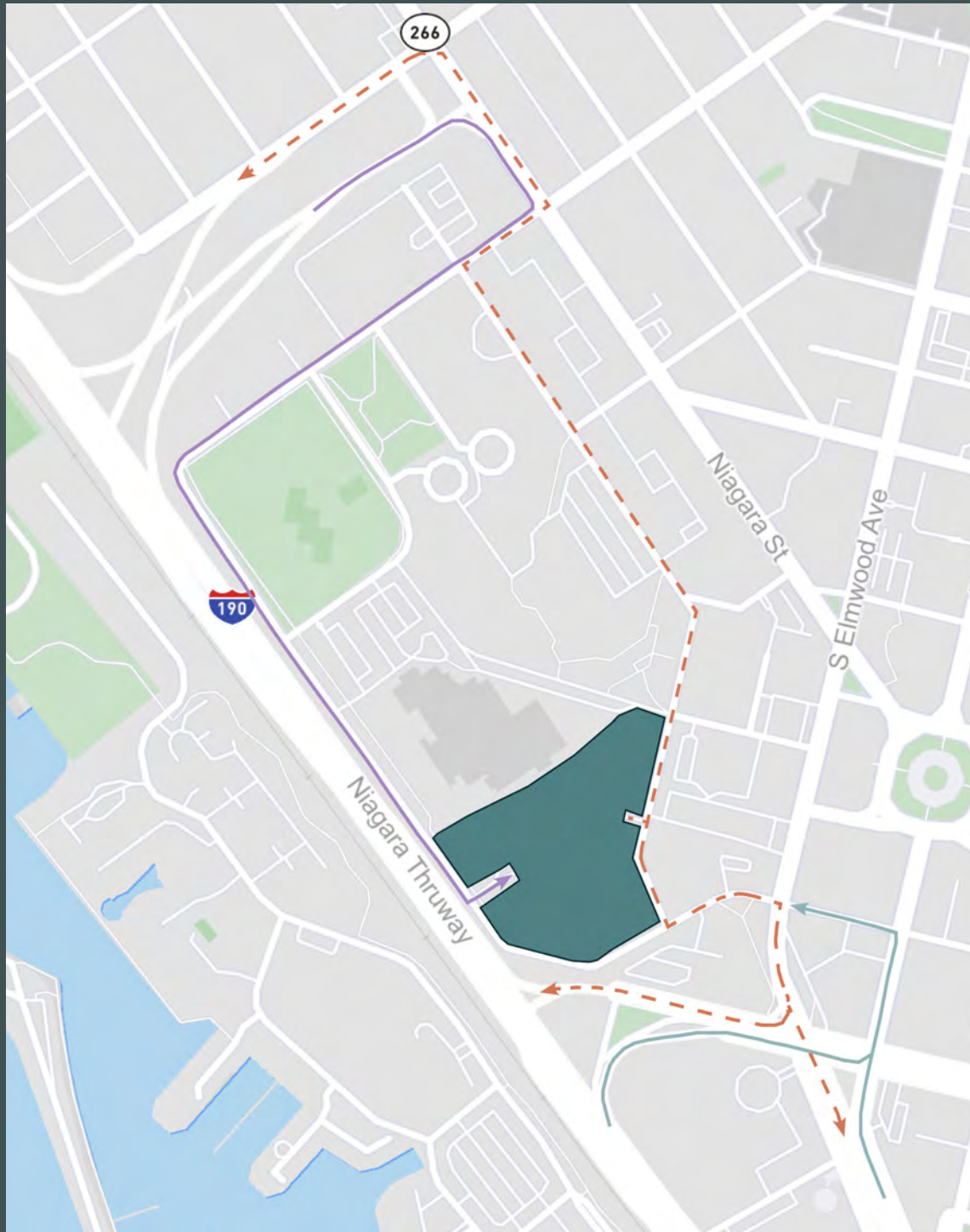
257 West Genesee's position in downtown Buffalo makes it a uniquely convenient offering with a secure parking garage and easy access to I-190 and Route 5.

From I-190

- + Northbound - Exit 7 Church St. - left on Delaware Ave., left on W. Eagle St. which turns into W. Genesee St.
- + Northbound & Southbound - Exit 8 Niagara Street - right on Niagara St., right on Carolina St. which turns into 4th St. (garage entrance) to Delaware Ave. OR left on Seventh St.

From Route 5

- + Northbound - exit the Skyway and continue on Delaware Ave., left on W. Eagle St. which turns into W. Genesee St.



About Buffalo

Buffalo is the second-largest city in New York state and the metro area for the two county Buffalo-Niagara Falls MSA which ranks 49th largest in the United States with approximately 1.1 million residents.

Businesses find great success in Buffalo Niagara. With unique assets, including strategic geographic location on the Canadian border and extensive incentive packages, the region is as competitive as any. Whether it be rural agribusiness, city logistics, or suburban manufacturing, Buffalo Niagara supports them all seamlessly and successfully.

The city is home to the corporate headquarters for M&T Bank, Delaware North, New Era Cap, and Rich Products.

A talent pool as deep as the Great Lakes can be found among the current population as well as the 200,000 students who enroll at the 47 two-year and four-year colleges and universities within 100 miles of downtown Buffalo which produce nearly 50,000 graduates annually.



Easily Accessible

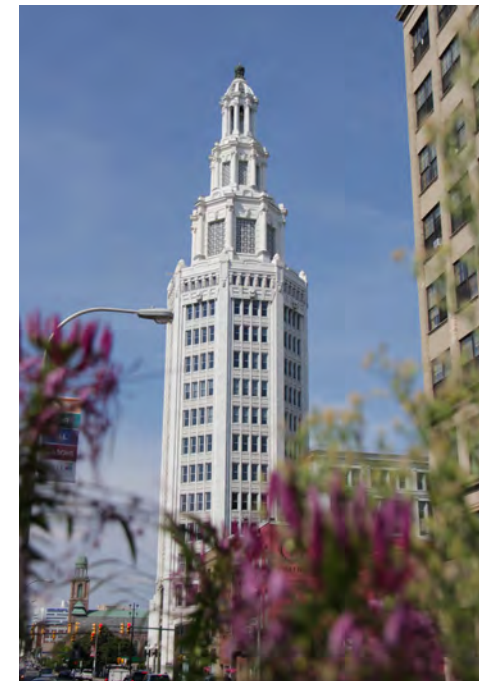
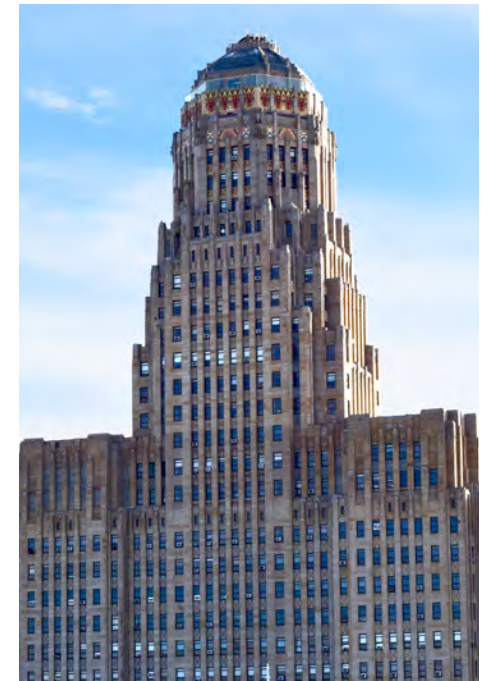
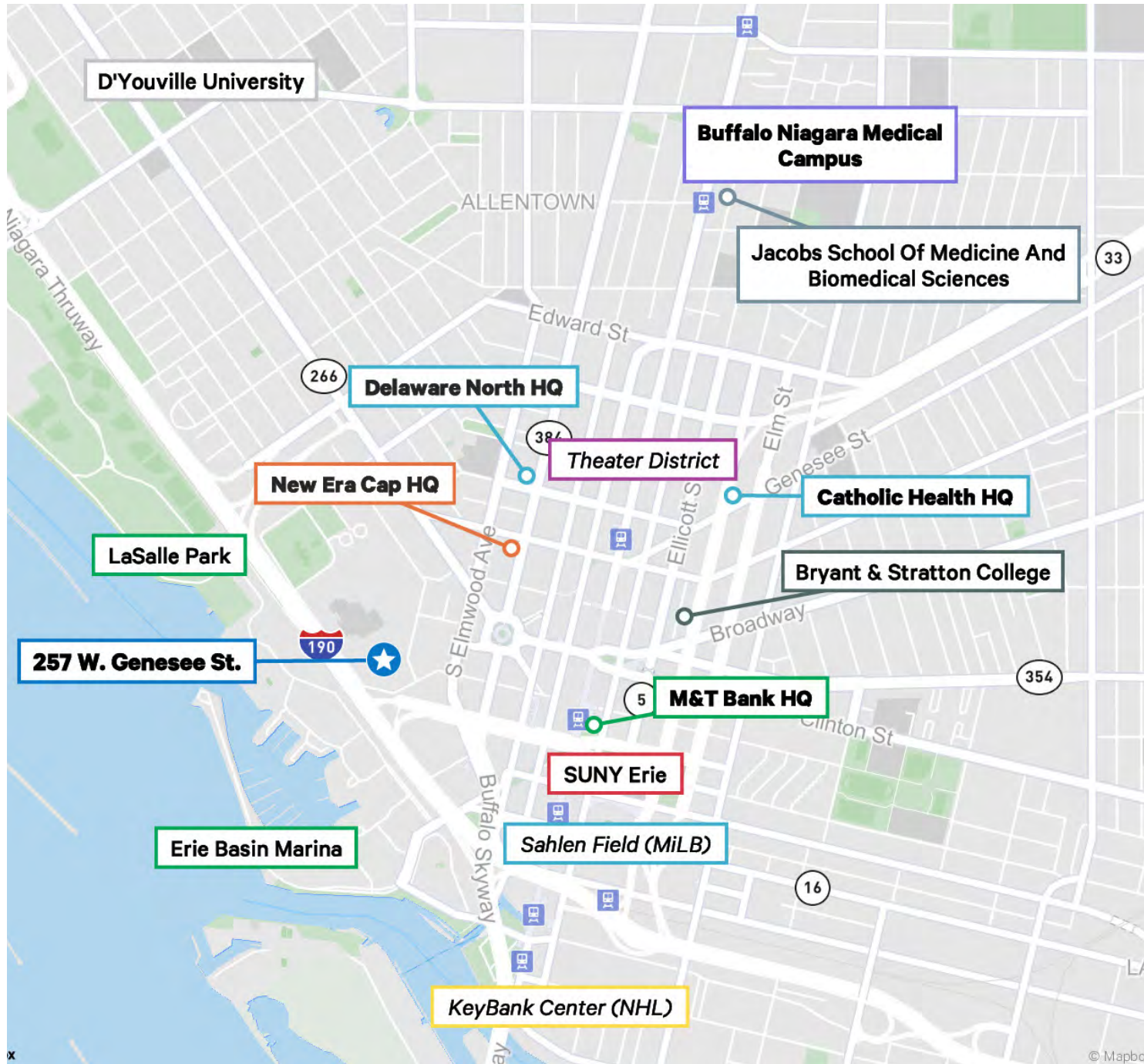
Buffalo Niagara International Airport is 12 miles from the central business district and offers nonstop flights to 20 cities. The region's strategic location on the Canadian-American border is within 500 miles (800 km) of 40% of the continental North American population.



Courtesy: Invest Buffalo Niagara



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