

For Lease - Office Space

3495 Delaware Ave

Buffalo, New York

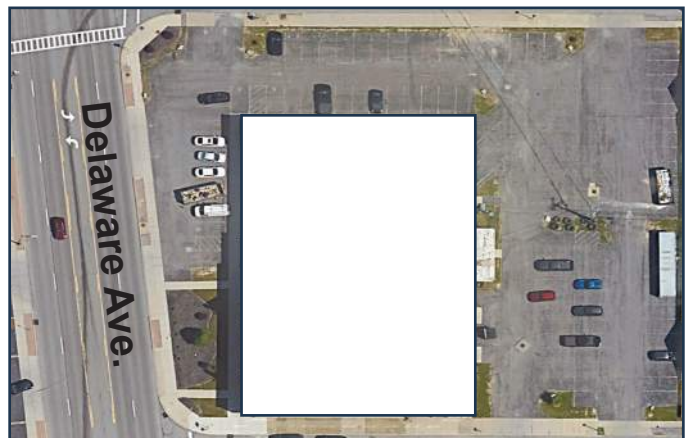
Conveniently located, only 10 minutes from downtown and 6 minutes from Grand Island.

Located on Delaware Ave and one block from Sheridan Drive.

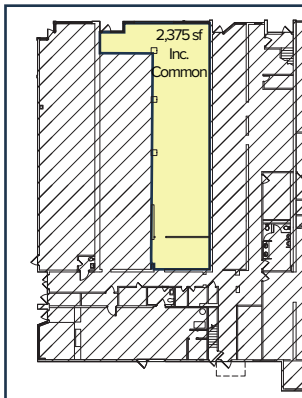
Perfect for offices or retail. Separate entrances for all suites, some with multiple exterior doors

Traffic Count: +/- 28,000 cars per day.

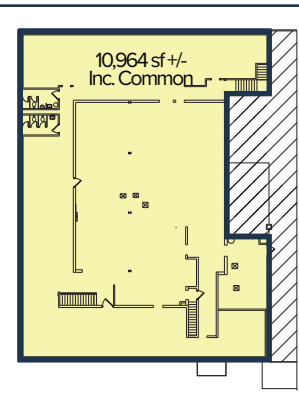
- **Professional and Corporate offices**
- **Areas can be combined or divided**
- **Customized Design**
- **First Class Finishes**
- **Located near many Restaurants and Hotels**
- **105 On-site parking spaces**



First Floor



Second Floor



The Krog Group

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