

**FOR SALE: 6,300 SQ FT OFFICE CONDOMINIUM AT CATHEDRAL PARK TOWER
37 Franklin Street • Unit #600 • Buffalo, New York**



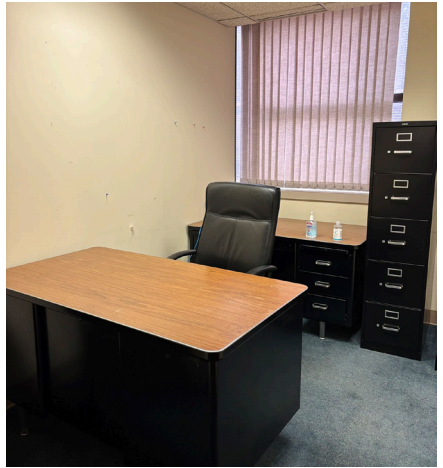
For additional information, please contact:

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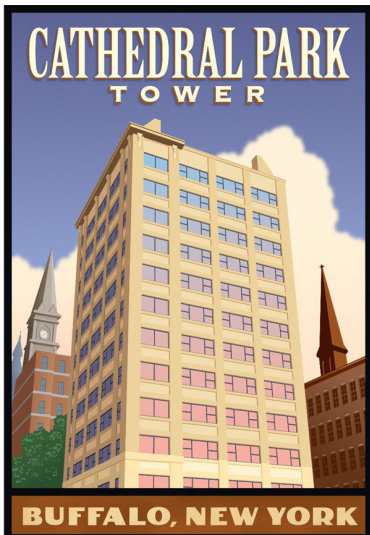
344 Delaware Ave • Suite 200 • Buffalo • NY • 14202
hannacre.com





PROPERTY HIGHLIGHTS

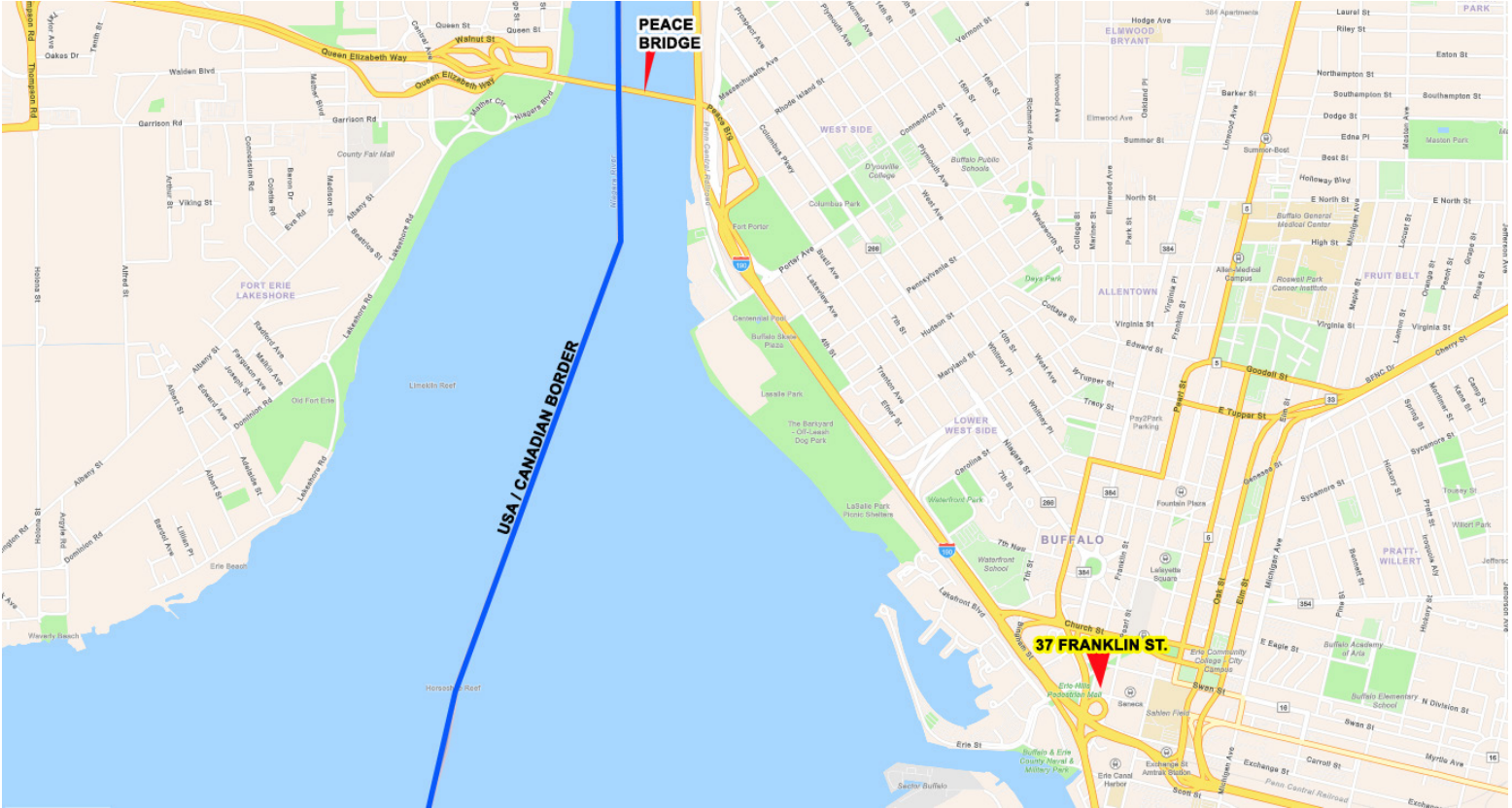
- In the heart of Buffalo's Central Business District
- Superb space for the professional office user who appreciates an unparalleled combination of amenities, affordability and convenience.
- Well suited for law firm, insurance agency, accounting/ financial services, or any professional office use.
- Steps to courts, Canalside, government offices, restaurants, KeyBank Center, Sahlen Field, Naval Park, entertainment, and everything downtown Buffalo has to offer.
- On site parking with attendant, and vehicle hand washing and waxing services available. Additional parking within one block
- Panoramic views of Lake Erie and City
- Newly renovated lobby and elevators
- Energy efficient double insulated EIFS dry-vit construction. In suite HVAC with individually zoned offices.
- 24/7 secure access



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



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FLOOR PLAN

