



For Sublease:

Waterfront Offices at 301 Ohio Street Coolest Space in Buffalo, NY!

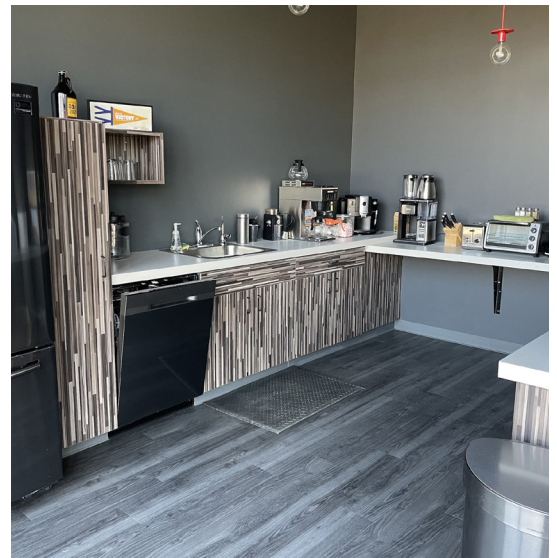
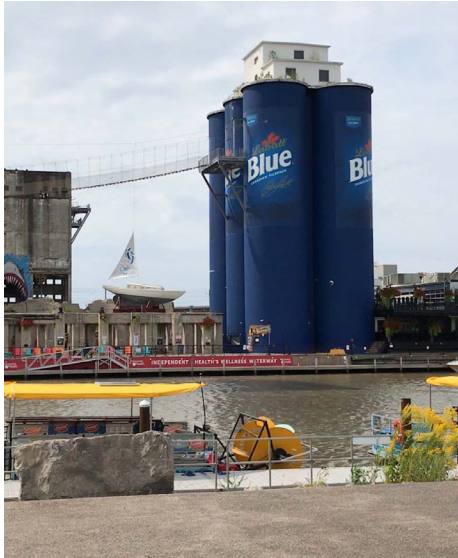
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ADDITIONAL PHOTOS



344 Delaware Ave • Suite 200 • Buffalo • NY • 14202



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.

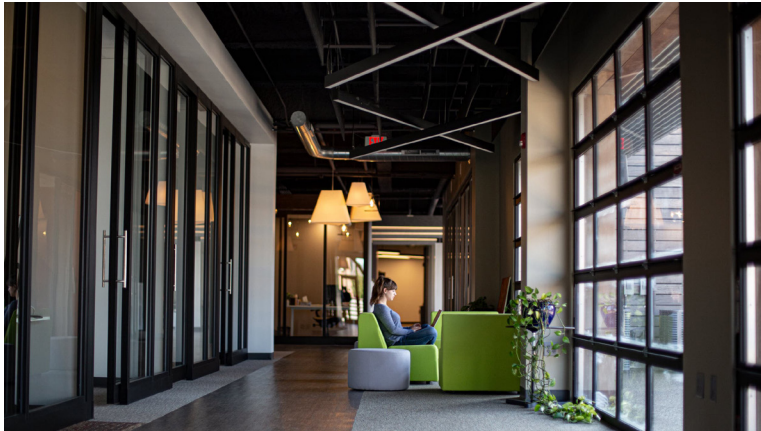
FOR SUBLEASE:

Waterfront Offices at 301 Ohio Street

PROPERTY HIGHLIGHTS

- 8,384 sq. ft. new build-out, contemporary loft finishes throughout
- On Buffalo River, directly across from RiverWorks
- First floor, unobstructed views with patio, roll-up doors, dock and kayak launch!
- 17 private glass fronted offices
- Large open floor plan for cubicles, flexible workspaces, and team areas
- Three conference rooms and a kitchenette
- Sound proof room for recording, webinars, and podcasts. Can also be used as a “mother’s room”
- On site parking included
- Contents are negotiable — conference tables, chairs, desks, cubicles, TV’s and more
- Ideal space for creative, tech, legal... or any office user looking for a unique environment
- 4.5 years remaining, with potential to extend lease for additional term

Be a part of the Ohio Street renaissance!



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LOCATION AERIAL



DEMOGRAPHICS

ESTIMATED	2 MILE	5 MILE	10 MILE
POPULATION	27,384	220,413	62,529
AVERAGE HH INCOME	\$54,928	\$61,432	\$74,487
DAYTIME EMPLOYMENT	55,373	153,414	362,220

3 MILE SUMMARY:

 75,944
TOTAL POPLUATION

 \$54,968
AVERAGE HOUSEHOLD INCOME

 93,244
TOTAL EMPLOYEES



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