

**NOW  
AVAILABLE**

# **PRIME OFFICE SPACE FOR LEASE**

**143 GENESEE STREET :: BUFFALO, NEW YORK**



- FEATURES** :: Building is located at the corner of Oak Street & Genesee Street in the Elm-Oak corridor.  
:: Building is close to entrance/exit of Route 33 (Kensington Expressway) and less than three minutes to I-190 entrance/exit.  
:: 12,300 SF with 24 private offices and three open bullpen areas.  
:: Large board room can accommodate up to 45 people. Two additional conference rooms, one break room.  
:: Parking lot behind building with 24 dedicated spots. Additional on-street parking, plus several nearby surface lots.  
:: The building has had several recent upgrades, enhancing its energy efficiency.  
:: Site is across the street from future home of Catholic Health and recently renovated Genesee Gateway complex.  
:: Genesee Gateway Corridor Streetscape improvements to commence this year.

**FOR MORE  
INFORMATION  
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## UPGRADES

:: Front entrance concrete work including walls, stoop, ramp and railings along with the new garden with river birch trees.

:: New fully adhered rubber roof, insulation, vents and coping and smoke hatch covers.

:: Five ton York RTU replacement tied into building controls.

:: Trane 15 ton and 17.5 ton RTU's replaced in 2007.

:: Trane tracer summit control system for HVAC.

:: Individual offices climate controlled independently.

:: Complete building security system and off-hour guard response.



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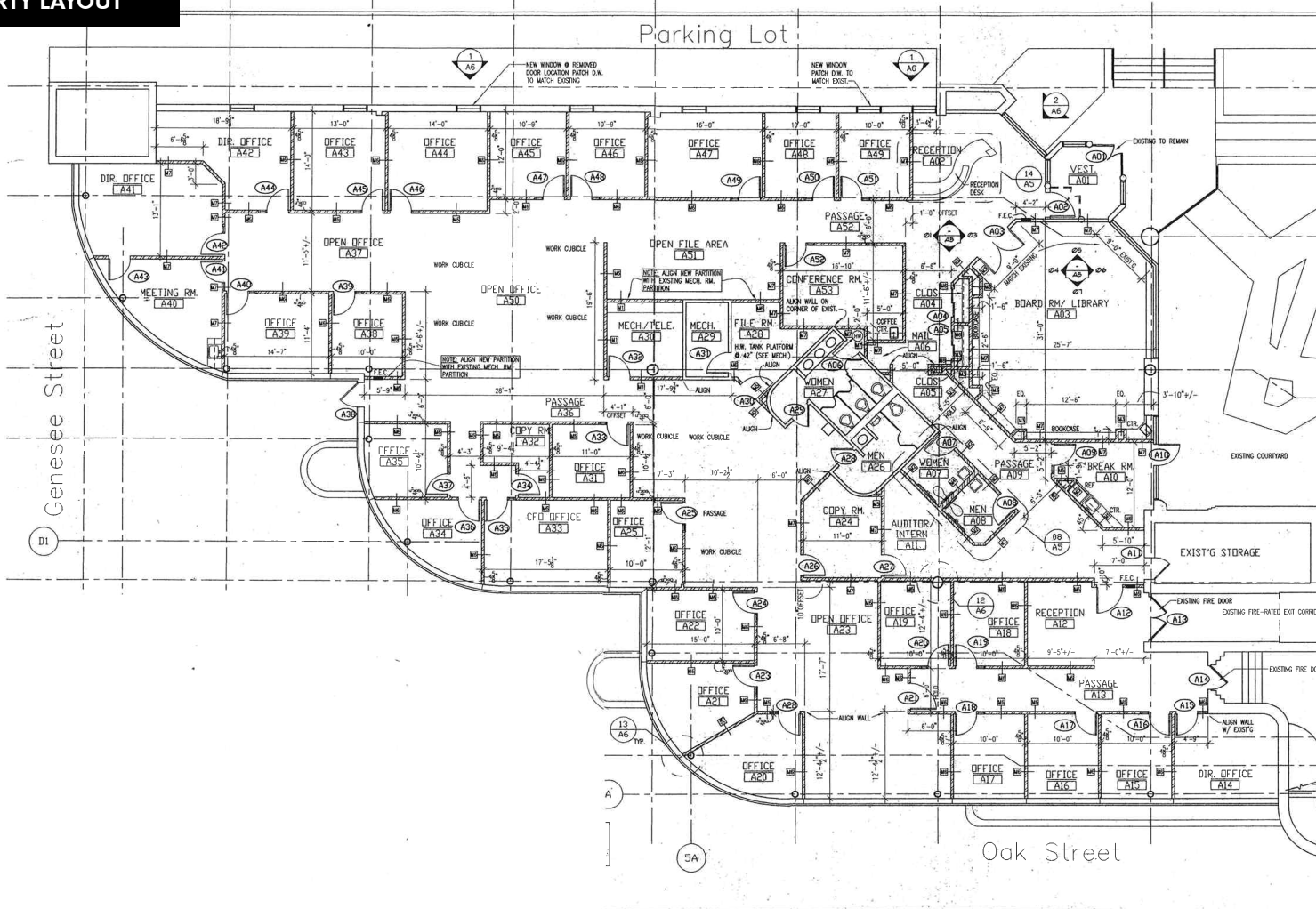
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## PROPERTY LAYOUT



## 2012 ESTIMATED DEMOGRAPHICS

	3 miles	5 miles	7 miles
<b>POPULATION:</b>	111,423	286,036	438,930
<b>AVG. HOUSEHOLD INCOME:</b>	\$40,803	\$44,787	\$49,664

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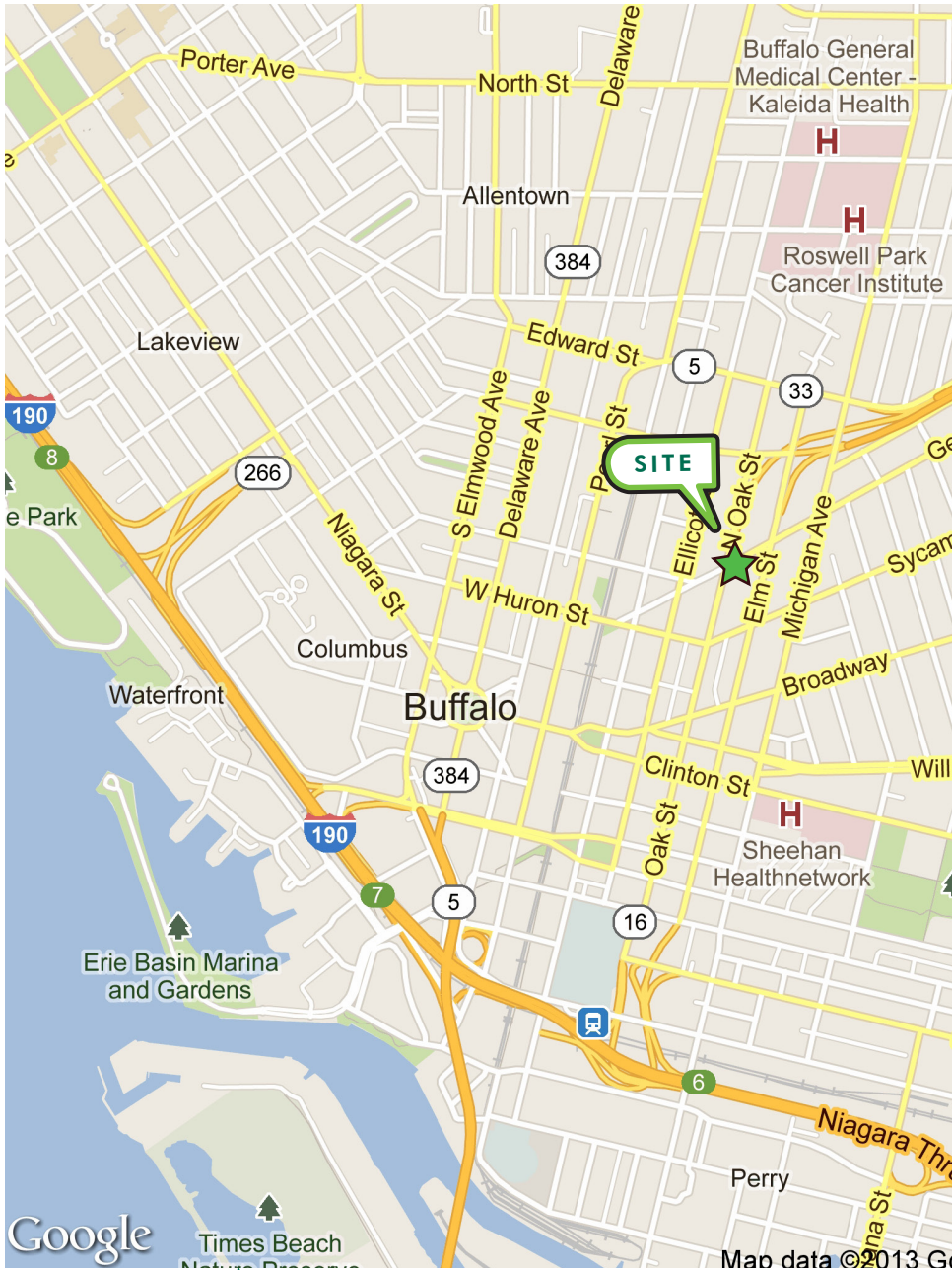
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## 2012 TRAFFIC COUNTS

Route 33	52,402
Elm Street	31,420



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