

FOR SALE

**6,300 Sq Ft 8th Floor Suite at Cathedral Park Tower
37 Franklin Street, Buffalo, New York 14202**



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.

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

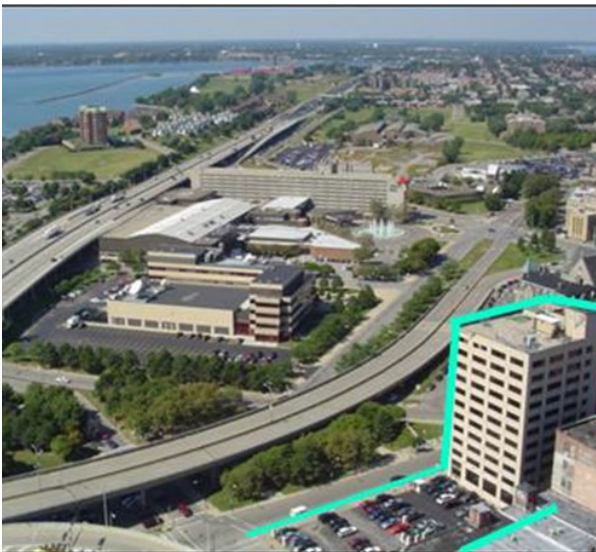
PaulaBlanchard@HannaCRE.com

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6,300 Sq Ft 8th Floor Suite at Cathedral Park Tower 37 Franklin Street, Buffalo, New York 14202

PROPERTY HIGHLIGHTS:

- 6,300 sq ft professional office suite — available immediately, move-in ready
- Newly remodeled, Class A finishes throughout including restrooms
- New HVAC 2023/24 — AC compressor, boiler, air handlers
- 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
- Ideal 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, vehicle hand washing/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
- 24/7 secure access



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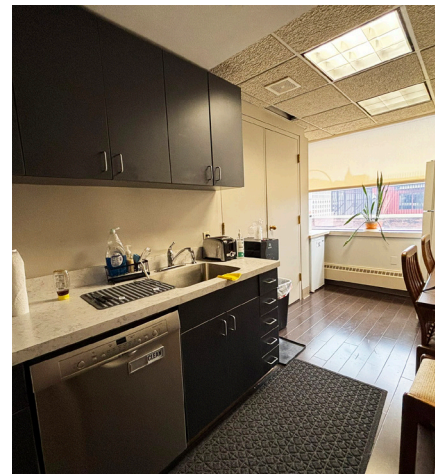
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**6,300 Sq Ft 8th Floor Suite at Cathedral Park Tower
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PROPERTY PHOTOS:



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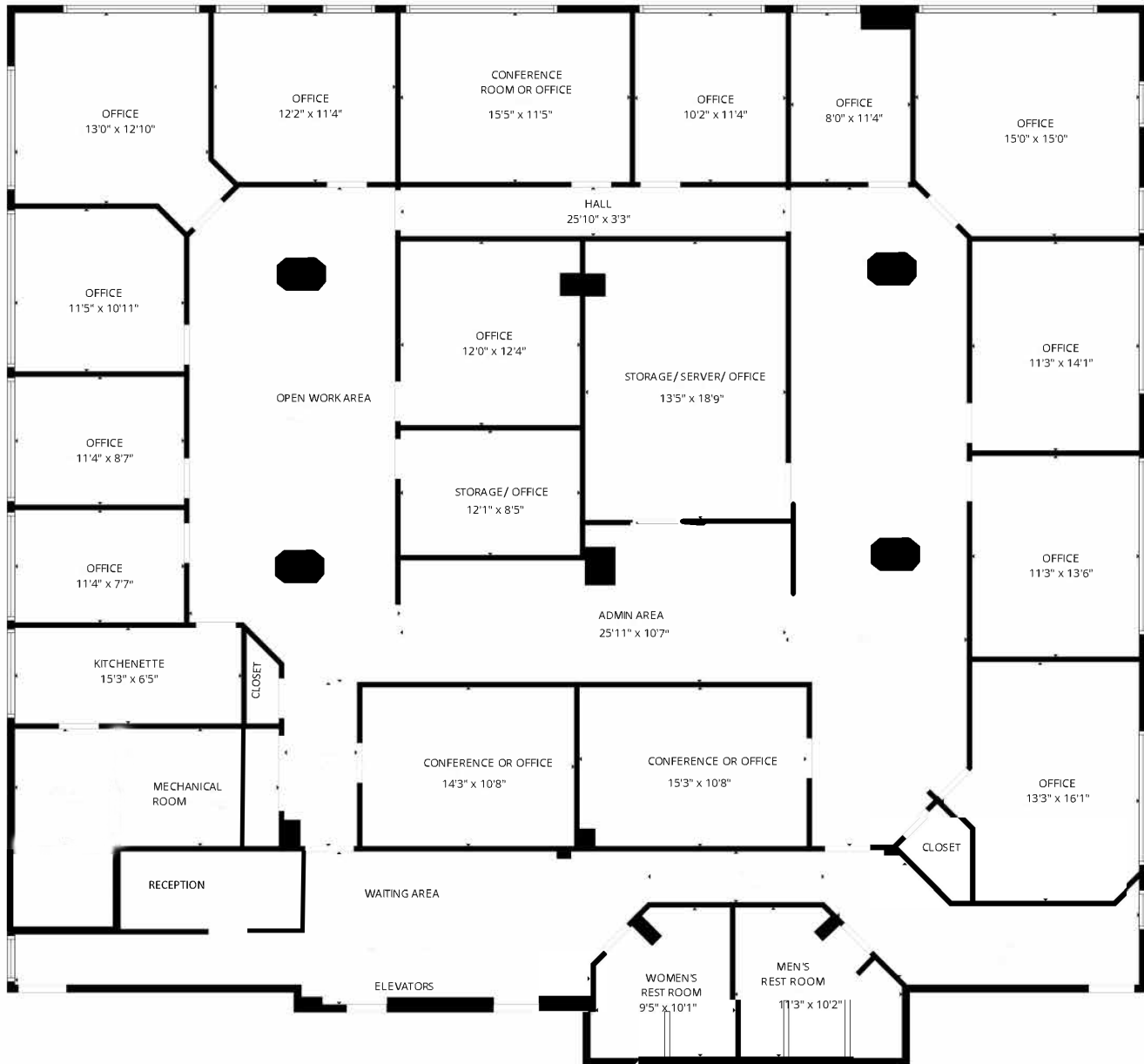
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**6,300 Sq Ft 8th Floor Suite at Cathedral Park Tower
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FLOOR PLAN:



Total GLA: 6303 sq. ft | Total: 6303 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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ADDITIONAL PHOTOS:



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