



400 International Dr

Buffalo, New York 14221

Property Highlights

- Flexible medical office suites available for a variety of medical/professional users
- Build-to-suit options
- Professional medical office environment with modern common areas and building amenities
- Ample on-site parking for employees and visitors
- Convenient access to I-90, Route 33, and Buffalo Niagara International Airport

Property Overview

Medical office space available for lease at 400 International Drive. The property features flexible layouts, modern finishes, build-to-suit options, ample parking, and convenient access to major transportation routes and Buffalo Niagara International Airport.

Offering Summary

Lease Rate:	\$19-25 SF
Building Size:	43,325 SF
Available SF:	5,000-43,000 SF

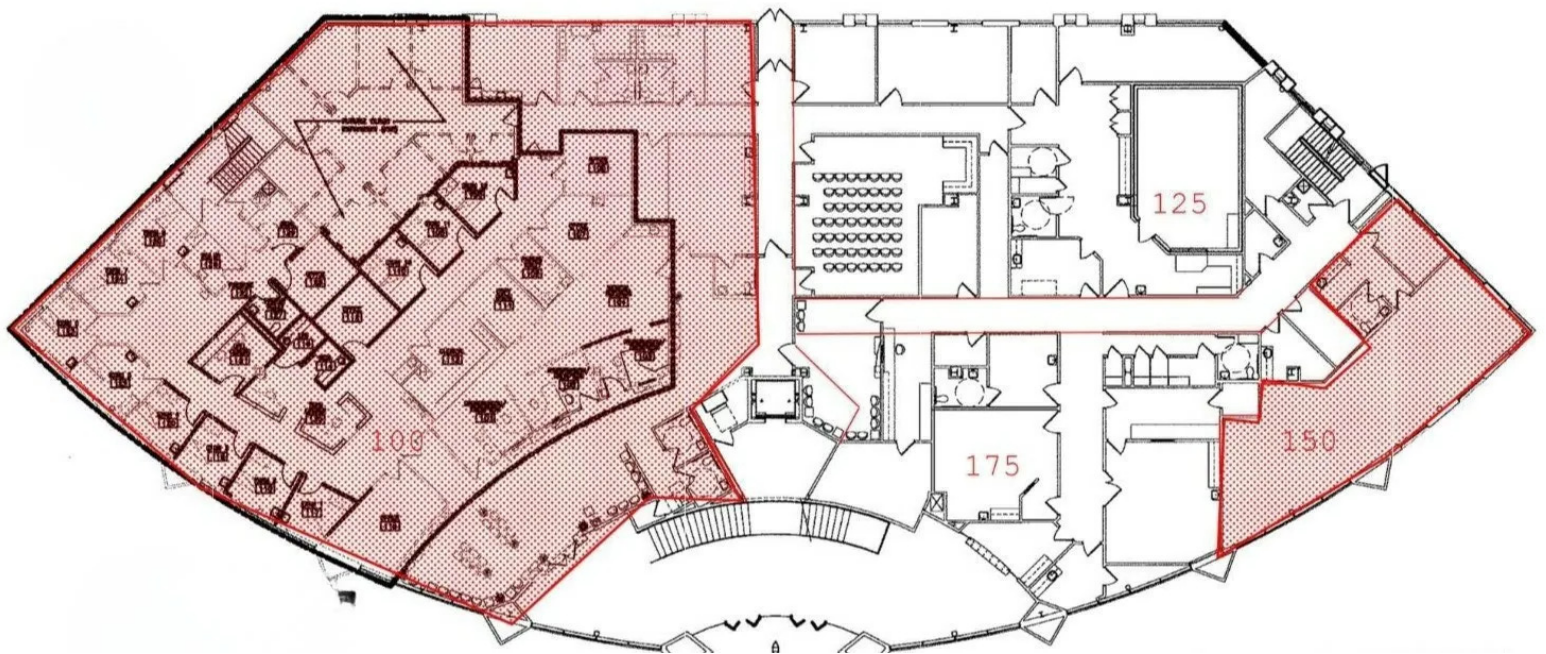
For More Information

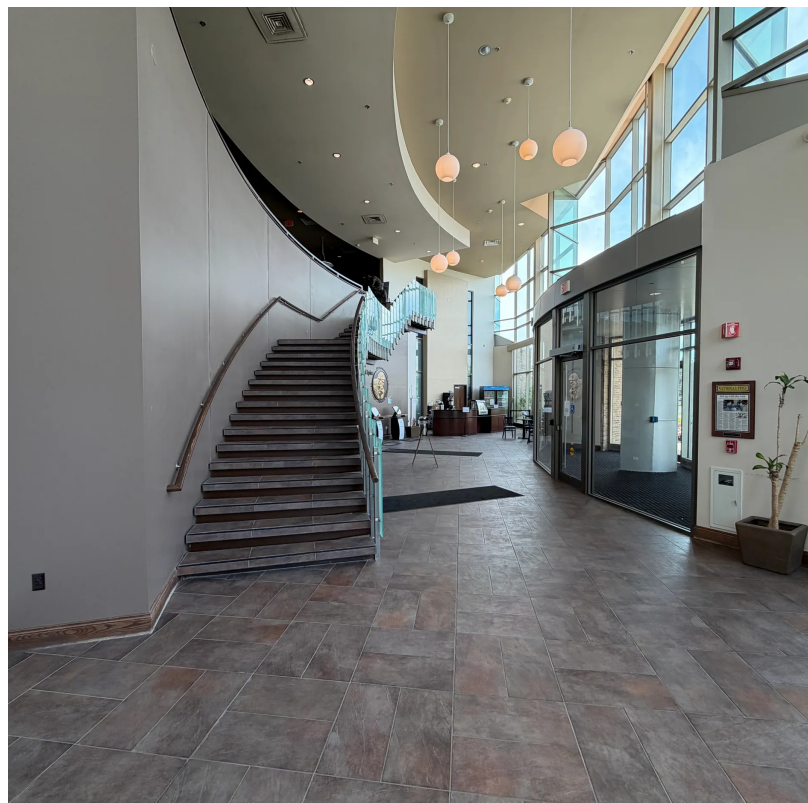
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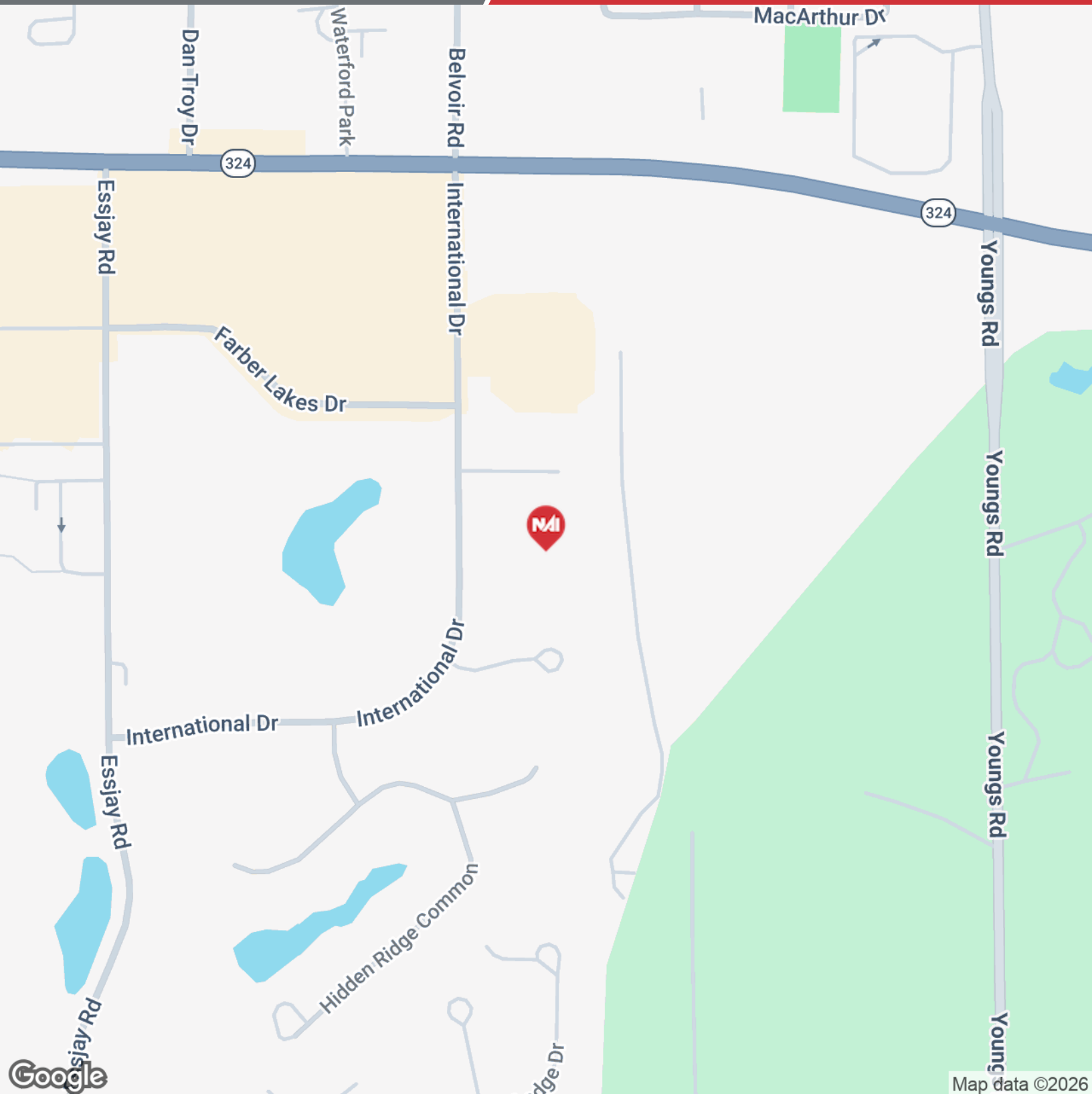
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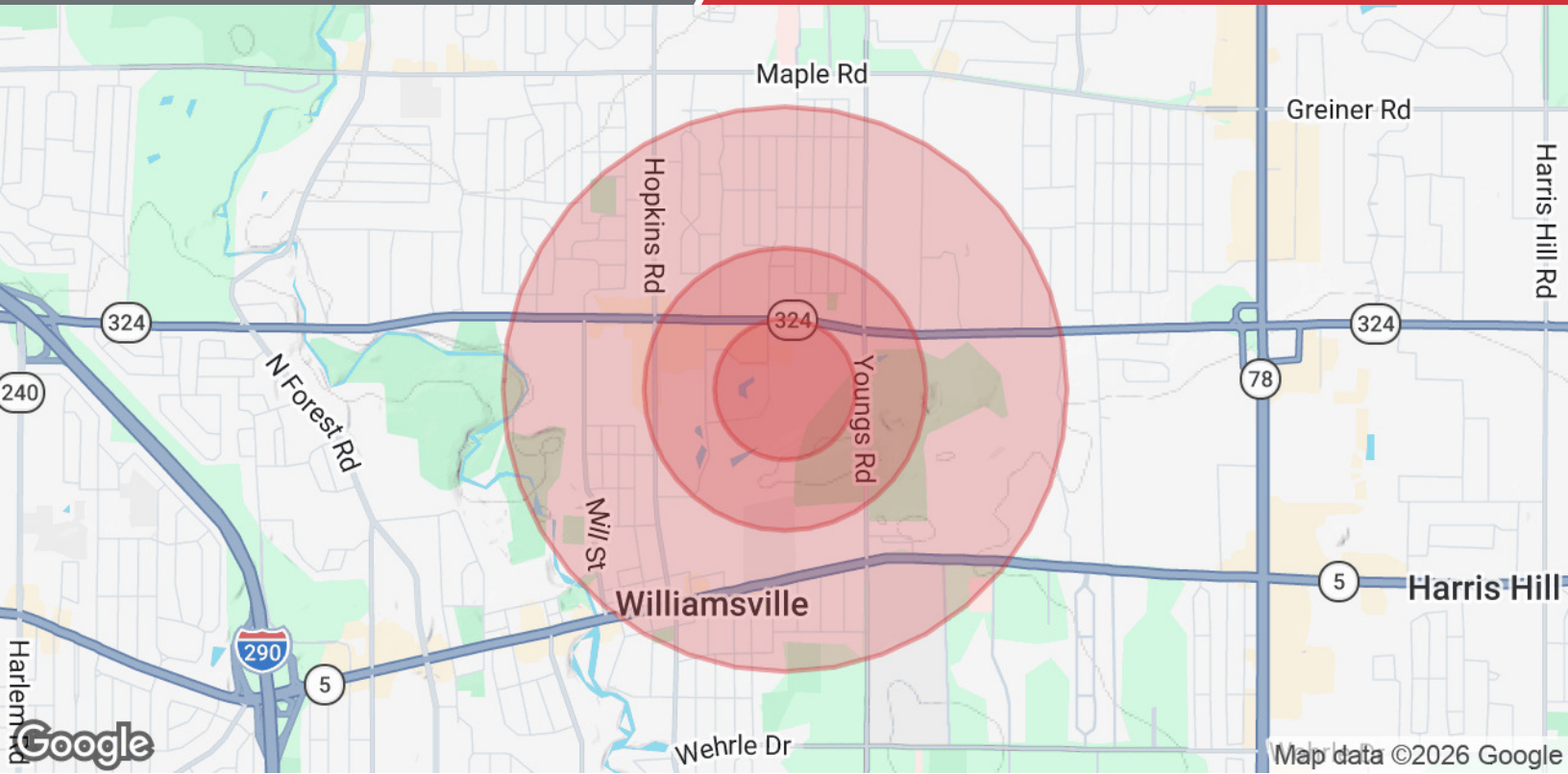
For Lease

5,000 to 43,000 RSF | \$19-25 SF
Medical/Professional Office



Map data ©2026

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	358	1,779	8,475
Average Age	52.3	49.2	48.1
Average Age (Male)	40.5	41.1	43.7
Average Age (Female)	59.0	55.5	51.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	180	854	3,958
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$125,006	\$126,628	\$128,570
Average House Value	\$282,121	\$314,845	\$316,836

2023 American Community Survey (ACS)