

OFFICE FOR LEASE

SUITE 120

40 La Riviere Drive, Buffalo

Waterfront Village · on the Buffalo waterfront

- 6,601 SF first-floor office suite
- Reception, conference room and 9 private offices
- Open work area, breakroom, storage and copy/print room
- TI available; interior designer available to assist with layout
- 26 parking spaces included (4 per 1,000 SF)

TI AVAILABLE – INTERIOR DESIGNER AVAILABLE TO ASSIST WITH LAYOUT

6,601 SF	$18.50 / SF	26 SPACES
SUITE 120 · FIRST FLOOR	GROSS · ≈ $10,177 / MO	PARKING INCLUDED · 4 PER 1,000 SF

SUITE SPECIFICATIONS

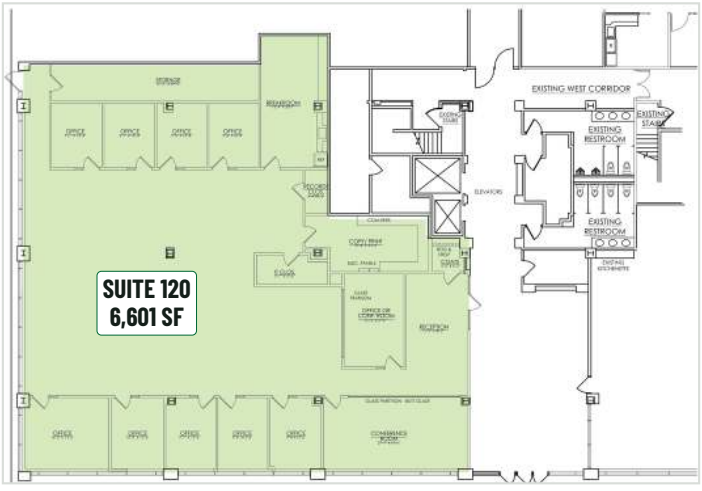
SUITE	Suite 120 · First floor
AVAILABLE	6,601 SF
ASKING RENT	$18.50 / SF Gross ≈ $10,177 / mo
LAYOUT	Reception, conference room, 9 private offices, open area
SUPPORT	Breakroom, storage, copy/print, IT & records closets
IMPROVEMENTS	TI available Interior designer available
PARKING	26 spaces included 4 per 1,000 SF
LOCATION	Waterfront Village Downtown Buffalo waterfront
AVAILABILITY	Contact for availability



Conference room



Reception



Suite 120 – available (6,601 SF)

Full floor plan on page 2



FOR LEASING INFORMATION, CONTACT

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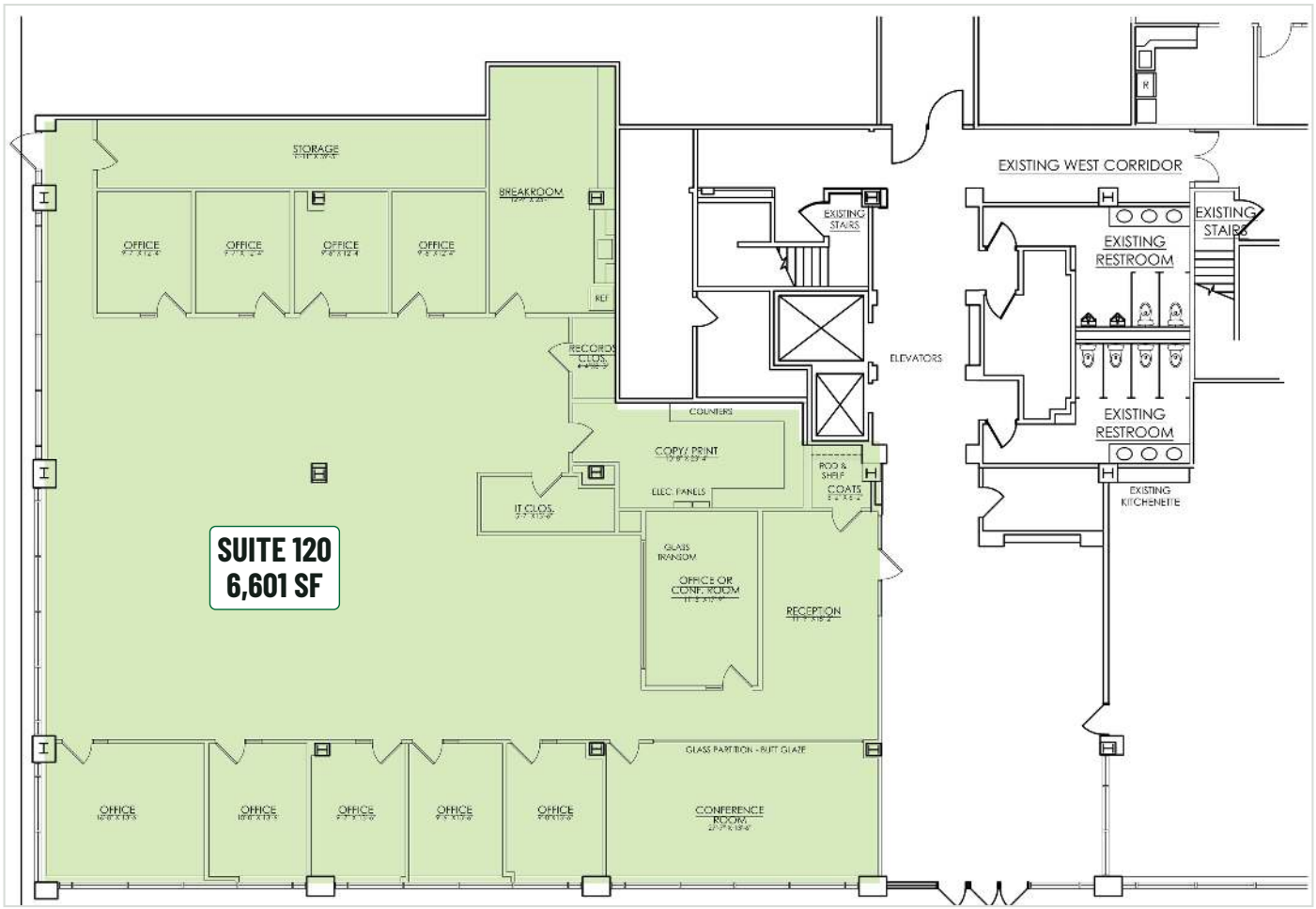
Photos: Cedarland Development Group (interiors Aug 2025, prior tenant's furnishings shown) · Plan: Cedarland Development Group – Suite 120 plan; highlight & label added

SUITE 120 – FLOOR PLAN & SPACE

40 La Riviere Drive · Buffalo, NY 14202

FIRST FLOOR – SUITE 120 · 6,601 SF

Not to scale as shown



Suite 120 – available (6,601 SF)

Separate full-size floor plan available

THE SPACE & LOCATION



Glass walkway outside the suite

THE SUITE

- 6,601 SF on the first floor
- Reception and 27′-7″ x 13′-6″ conference room
- 9 private offices plus an office or second conference room
- Open work area, breakroom, storage, copy/print

LEASING

- TI available
- Interior designer available to assist with layout
- 26 parking spaces included (4 per 1,000 SF)

LOCATION

- Waterfront Village on the downtown Buffalo waterfront



Open work area



Breakroom

Kevin Dagher, CEO · Cedarland Development Group kevindag@cedarlanddev.com · O: 716-217-9105 ext. 6 · C: 716-880-7395

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