

OFFICE FOR LEASE

SUITE 330

50 Lakefront Blvd, Buffalo

Waterfront Village Center · on the waterfront

- 14,176 SF contiguous on one floor; divisible to ±7,088 SF
- TI available; interior designer available to assist with layout
- 56 parking spaces included (4 per 1,000 SF)
- Directly on the water: Lake Erie views, courtyard & waterfront walking path
- Fully built out with a continuous window line

TI AVAILABLE – INTERIOR DESIGNER AVAILABLE TO ASSIST WITH LAYOUT

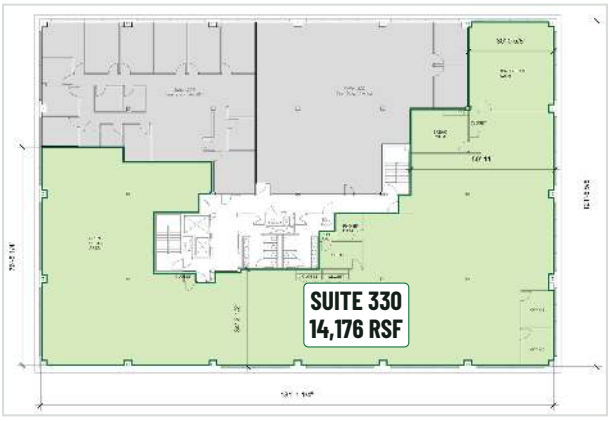
14,176 SF	$18.00 / SF	56 SPACES
CONTIGUOUS · DIVISIBLE TO ±7,088 SF	GROSS · ≈ $21,264 / MO	PARKING INCLUDED · 4 PER 1,000 SF

SUITE SPECIFICATIONS

SUITE	**Suite 330 · Third floor**
AVAILABLE	**14,176 RSF, contiguous** Divisible to ±7,088 SF
ASKING RENT	**$18.00 / SF Gross** ≈ $21,264 / mo
IMPROVEMENTS	**TI available** Interior designer to assist with layout
BUILD-OUT	**Fully built out; mostly open plan** Continuous window line
PARKING	**56 spaces included** 4 per 1,000 SF
BUILDING	**Waterfront Village Center** 133,000 SF · 3 stories · Class B
AMENITIES	**Atrium lounge, market café,** shared conference room, security
ACCESS	**Immediate NYS Thruway access** Metro Rail stops nearby
AVAILABILITY	**Now**



Suite 330 – continuous window line



Suite 330 – available (14,176 RSF) Adjacent suites (not included)

Full floor plan on page 2



FOR LEASING INFORMATION, CONTACT

Kevin Dagher CEO · Cedarland Development Group

kevindag@cedarlanddev.com O: 716-217-9105 ext. 6 C: 716-880-7395

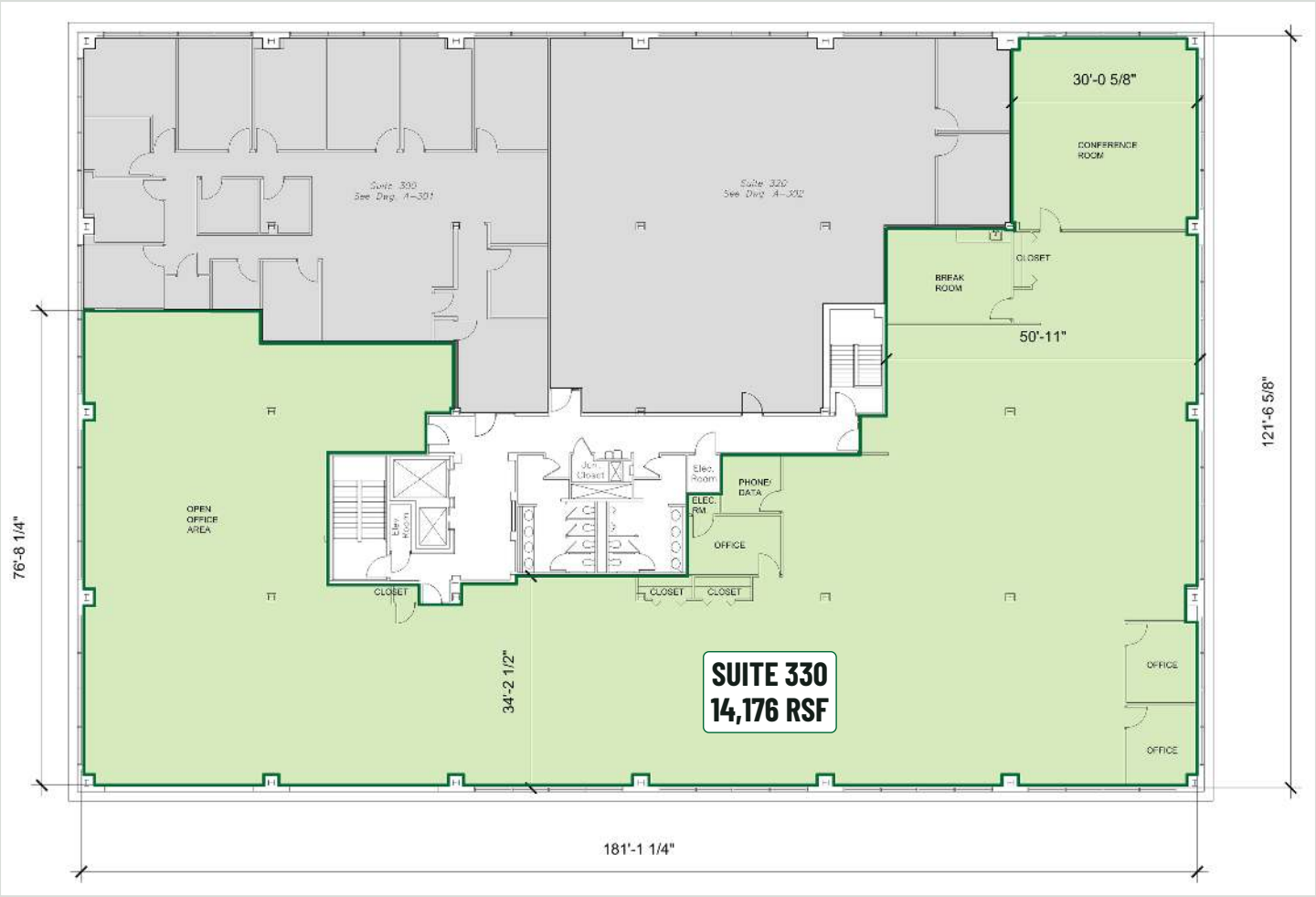
Photos: Cedarland Development Group · Plan: Cedarland Development Group – Third Floor Suite 330 RSF plan (1/16" = 1'-0"); highlight & label added

SUITE 330 – FLOOR PLAN & BUILDING

50 Lakefront Blvd · Waterfront Village Center · Buffalo

THIRD FLOOR – SUITE 330 · 14,176 RSF · DIVISIBLE TO ±7,088 SF

Not to scale as shown



Suite 330 – available (14,176 RSF) Adjacent suites (not included)

Separate full-size floor plan available

THE BUILDING & LOCATION





ON THE WATER

- Directly on the water with Lake Erie views
- Outdoor courtyard and waterfront walking path

ON-SITE

- 56 parking spaces included with Suite 330 (4 per 1,000 SF)
- Large atrium lounge & market café
- Shared conference room · on-site security

GETTING HERE

- Immediate NYS Thruway access
- Walk to Canalside, the small boat harbor, Sahlen Field & KeyBank Center
- Metro Rail stops nearby

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

Photos: Cedarland Development Group · Plan: Cedarland Development Group – Third Floor Suite 330 RSF plan (1/16" = 1'-0"); highlight & label added