

OFFICE FOR LEASE

SUITE 315

60 Lakefront Blvd, Buffalo

Waterfront Village Center · on the waterfront

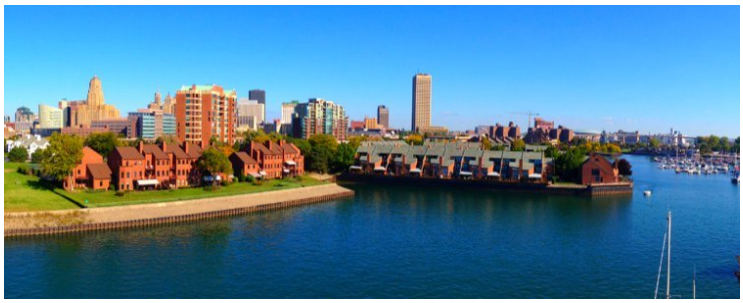
- 3,339 RSF office suite on the third floor
- Private offices and open area (see plan)
- TI available; interior designer available to assist with layout
- 13 parking spaces included (4 per 1,000 SF)
- On the water: Lake Erie views, courtyard & walking path
- Atrium lounge, market café & shared conference room

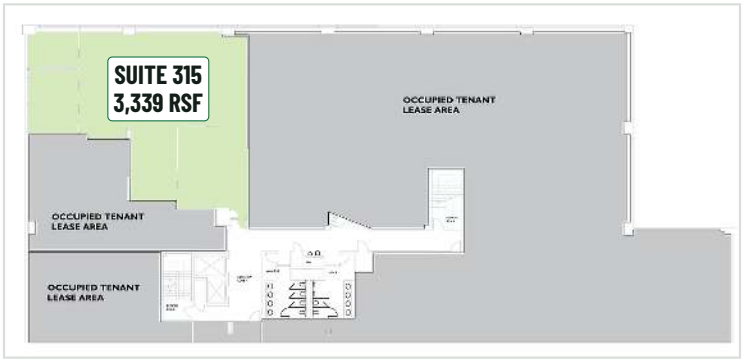
TI AVAILABLE – INTERIOR DESIGNER AVAILABLE TO ASSIST WITH LAYOUT

3,339 RSF	$18.25 / SF	AVAILABLE NOW
SUITE 315 · THIRD FLOOR	GROSS · ≈ $5,078 / MO	WATERFRONT VILLAGE CENTER

SUITE SPECIFICATIONS

SUITE	**Suite 315 · Third floor**
AVAILABLE	**3,339 RSF**
ASKING RENT	**$18.25 / SF Gross** ≈ $5,078 / mo
LAYOUT	**Private offices + open area** See floor plan
IMPROVEMENTS	**TI available** Interior designer available
PARKING	**13 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 315 – available (3,339 RSF) Occupied tenant areas (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

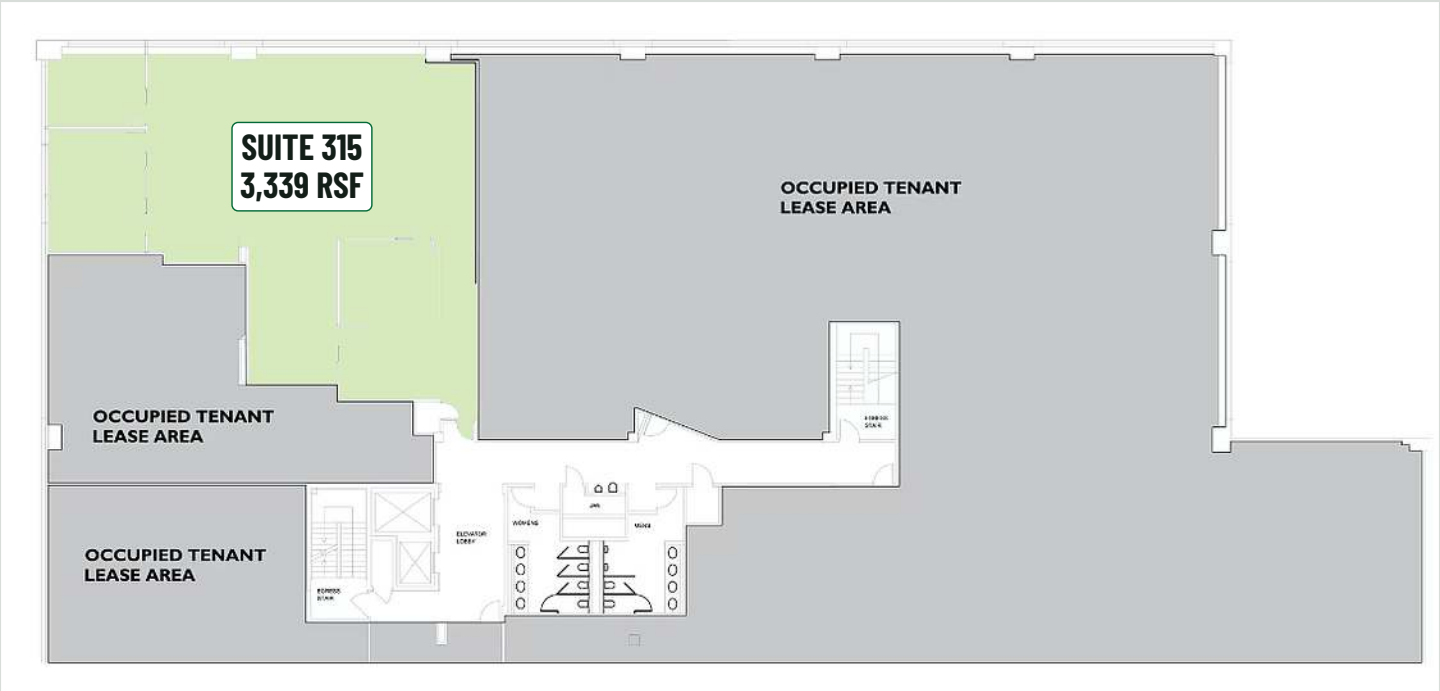
Photos: Cedarland Development Group · Plan: Cedarland Development Group – Waterfront Village Suite 315 floor plan; highlight & label added

SUITE 315 – FLOOR PLAN & BUILDING

60 Lakefront Blvd · Waterfront Village Center · Buffalo

SUITE 315 · 3,339 RENTABLE SF

Not to scale as shown



Suite 315 – available (3,339 RSF) Occupied tenant areas (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

- 13 parking spaces included with Suite 315 (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

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