

STORAGE SPACE FOR LEASE

LOWER LEVEL

950 Broadway, Buffalo

Broadway at Fillmore Avenue · Broadway-Fillmore

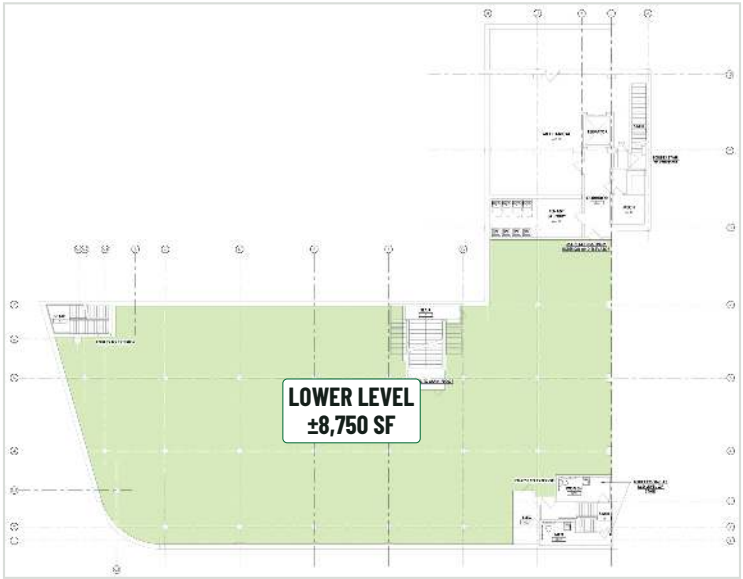
- ±8,750 SF of open lower-level space
- Ideal for storage
- Loading dock access: first-floor dock with elevator down to the lower level
- Stairs to exterior
- Fully sprinklered
- Concrete columns on ~20′ bays

STORAGE SPACE FOR LEASE · ±8,750 SF

±8,750 SF	$6.50 / SF	LOADING DOCK
LOWER LEVEL · OPEN AREA	GROSS · ≈ $4,740 / MO	FIRST FLOOR · ELEVATOR DOWN

SPACE SPECIFICATIONS

SPACE	**Lower level · open area**
AVAILABLE	**±8,750 SF**
ASKING RENT	**$6.50 / SF Gross** ≈ $4,740 / mo
USE	**Ideal for storage**
STRUCTURE	**Concrete mushroom columns** ~20′ column bays
HEIGHT	**Floor-to-floor 13′-9½″** Clear height: contact for details
ACCESS	**Loading dock on first floor,** elevator down; stairs to exterior
SPRINKLERS	**Fully sprinklered**
POWER	**Contact for details**
BUILDING	**Mixed-use building** Broadway at Fillmore Ave
AVAILABILITY	**Contact for details**



Available lower-level area (±8,750 SF)

Full floor plan on page 2



FOR LEASING INFORMATION, CONTACT

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Photos: Cedarland Development Group · Plan: ELEV8 Architecture – 950 Broadway basement plan (2022); highlight & label updated

LOWER LEVEL – PLAN & BUILDING

LOWER LEVEL · ±8,750 SF AVAILABLE

Not to scale as shown



Available lower-level area (±8,750 SF)

Separate full-size floor plan available

THE BUILDING & LOCATION



950 Broadway

THE SPACE

- ±8,750 SF open lower level
- Concrete mushroom columns on ~20′ bays
- Floor-to-floor 13′-9½″ (clear height: contact for details)
- Fully sprinklered

ACCESS

- Loading dock on the first floor with elevator down to the lower level
- Stairs to exterior

THE BUILDING

- Historic Art Moderne mixed-use building
- Corner of Broadway & Fillmore Avenue, Broadway-Fillmore neighborhood

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