



CEDARLAND

DEVELOPMENT GROUP

BUILDING FEATURES

Total Availability 39,000 SF
Traffic Count 16,310 ADT



950 BROADWAY

Buffalo, NY 14212



PROPERTY HIGHLIGHTS:

- 1940 Art-Moderne Commercial Building
- Designed by Bley and Lyman for John H. Eckhardt
- Historic Adaptive Reuse
- 10,000 SQ.FT. Floor Plates
- Basement Space Available
- Ideal For: Office, Retail
- Secured Parking On Site
- Highly Competitive Rates



50 Lakefront Blvd. Suite 103
Buffalo, NY 14202
CedarlandDevelopment.com

KEVIN DAGHER
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FIRST FLOOR



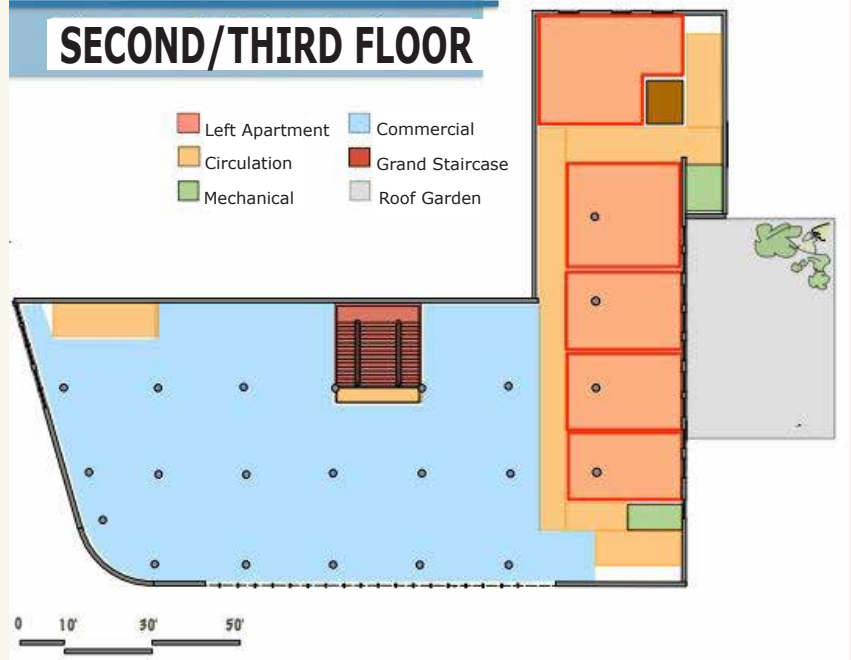
FIRST FLOOR

- Space Available: 9,000 SQ. FT.**
- Minimum Divisible: 1,000 SQ. FT.**
- Rental Rate: Negotiable**
- Space Ideal For: Community**
- Center, Office Space, Health Care**

SECOND FLOOR

- Space Available: 10,000 SQ. FT.**
- Minimum Divisible: 1,000 SQ. FT.**
- Rental Rate: Negotiable**
- Space Ideal For: Office Space,**
- Residential Apartments Available**
- Outdoor Patio**

SECOND/THIRD FLOOR



Up To 50 Parking Spots Available



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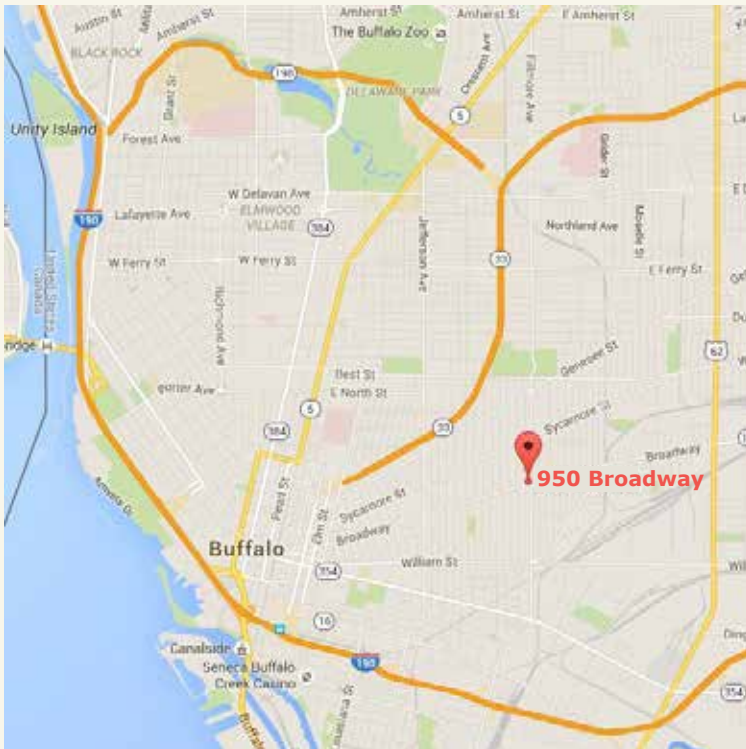
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Location

- Less Than A Mile To NY-33**
- 1.5 Miles To The I-190**
- Half Mile To Heart Of Downtown**
- Located On Two Major Bus Lines**
- Half Mile To Larkinville**



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