

FOR SUBLEASE

# IBM BUFFALO INNOVATION CENTER

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**FOUNTAIN PLAZA**

Buffalo, NY 14202



## PROPERTY HIGHLIGHTS

- + Class A office sublease opportunities in the IBM Buffalo Innovation Center
- + Collaborative spaces include open tables, breakout areas, and conference rooms
- + The space consists of two fully-furnished floors with the ability to accommodate up to 250 seats
- + Located at the Fountain Plaza Station (NFTA Metro Rail) in the heart of downtown Buffalo and within walking distance of many amenities
- + Some qualifying factors apply such as the creation of new tech jobs in the Buffalo Niagara region



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## ABOUT BUFFALO NIAGARA

- + A talent pool of over 11,000 technical-related graduates from two and four-year colleges and universities in the region
- + An affordable city on the rise with monthly residential leases between \$700-1,000 per month
- + Entry level technical wages in the region range from \$30,000 to \$76,000
- + Average wages are approximately 25% less than those in the NY/NJ Metro and Boston areas
- + A healthy sports town with local teams competing in the NFL, NHL and NCAA
- + Outstanding restaurant scene and nightlife



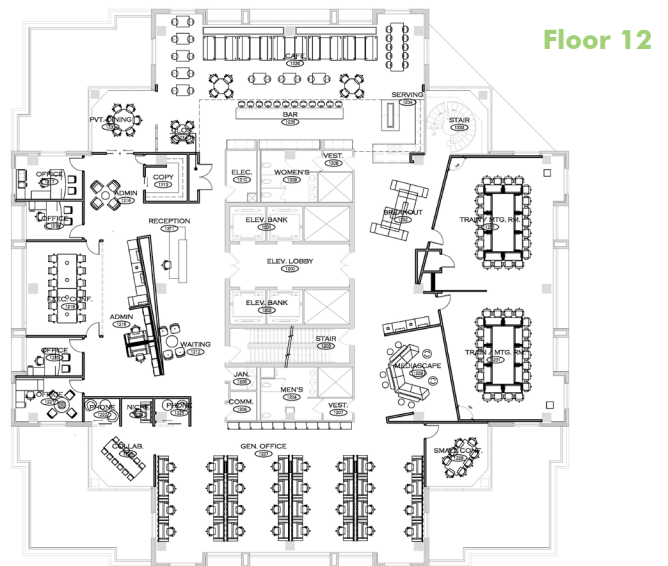
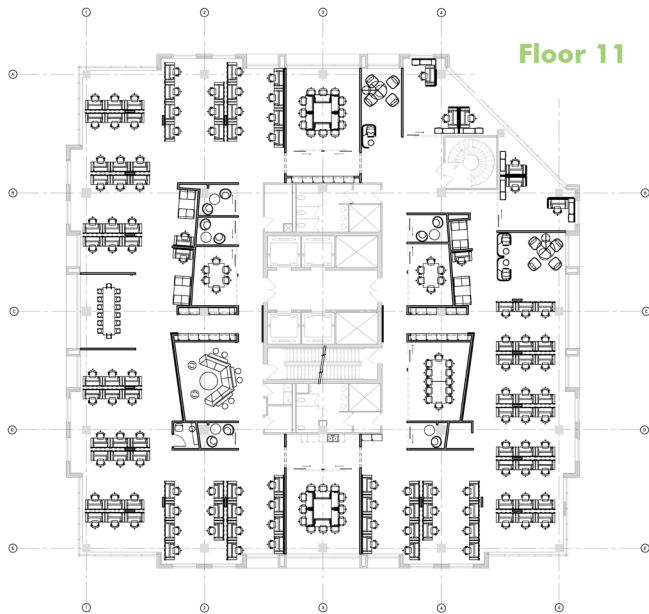
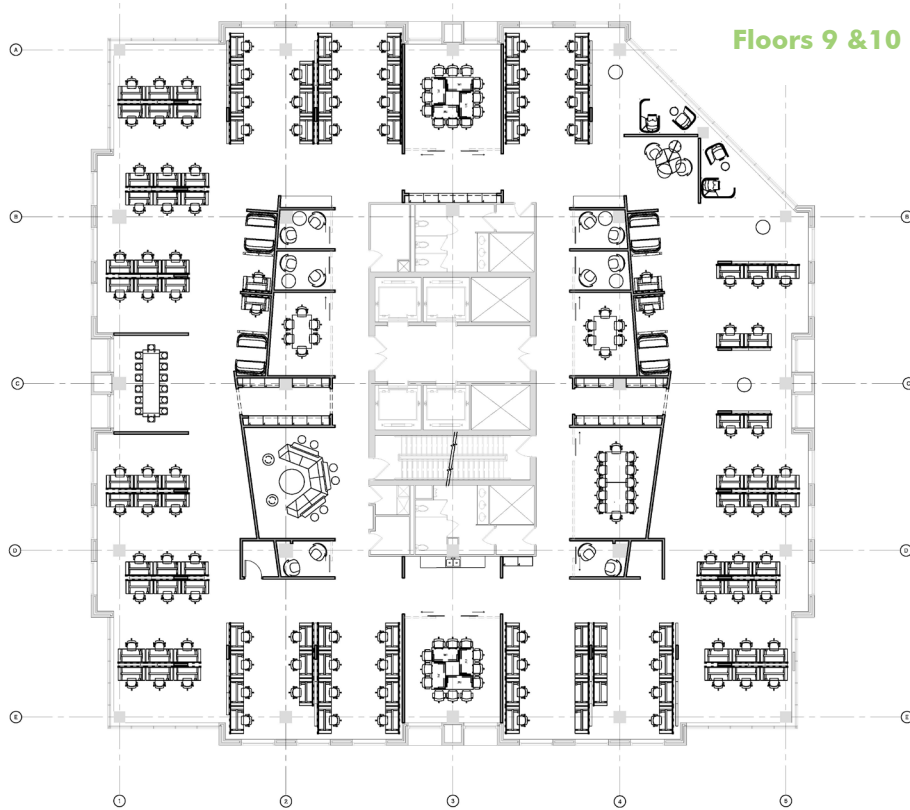
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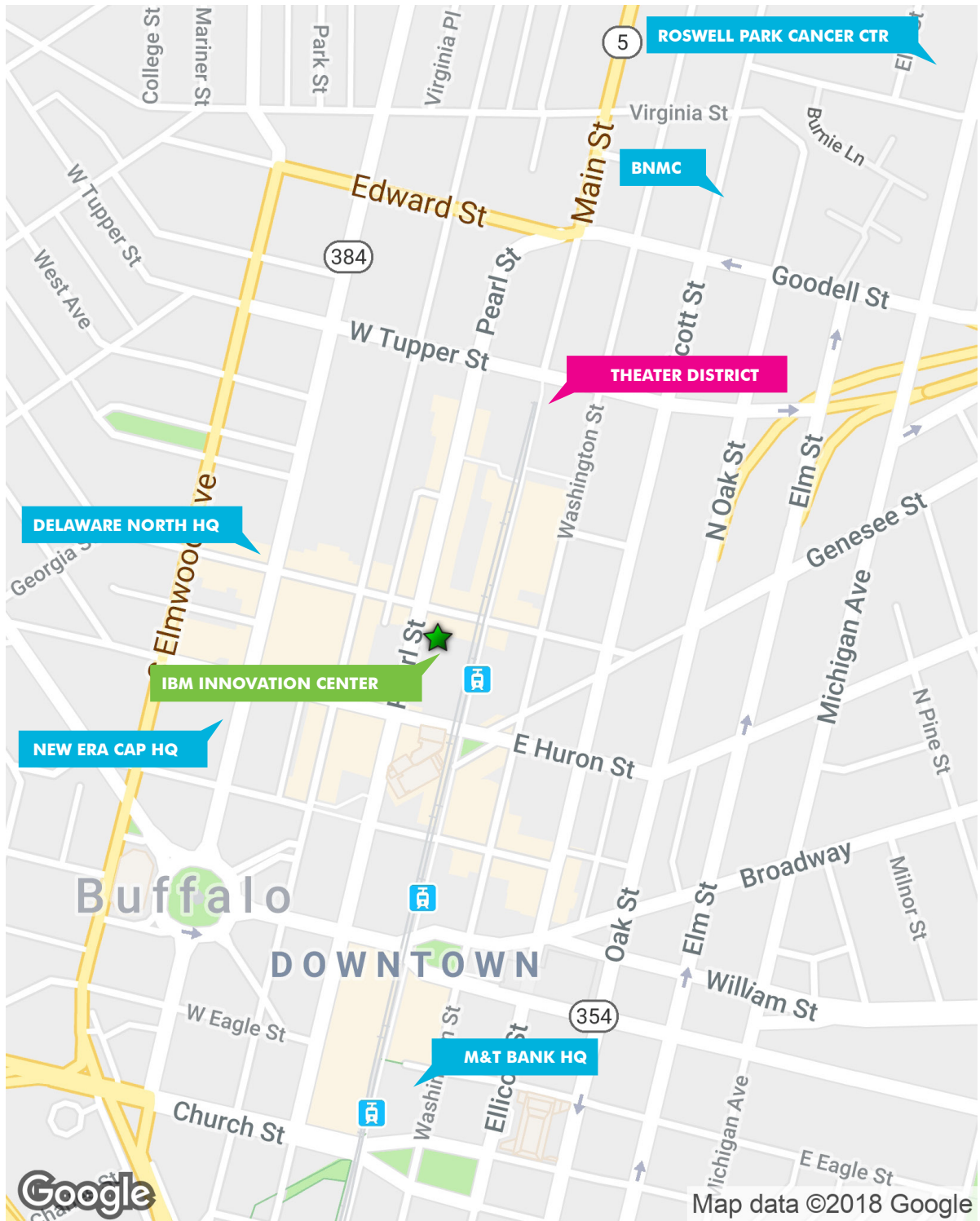
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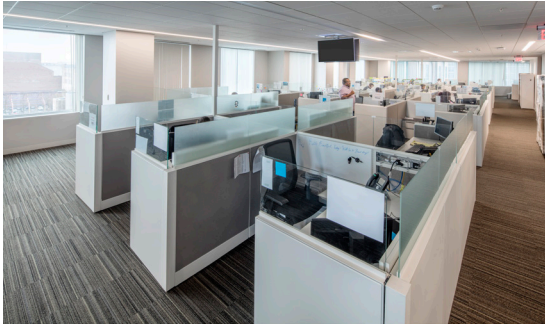
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## CONTACT US

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