



GOLD WYNN

FOR LEASE - 42 DELAWARE, BUFFALO, NY
LIMITED SUITES AVAILABLE: 1,025 – 4,250 sq. ft.



Chris Greco, Greco Real Estate, chris@grecorealestate.com, 716.570.7600



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Building Facts

Building Size:	48,517 sq. ft.
Number of Floors:	8 stories
Floor Size:	6,150 sq. ft. [est.]
Asking Rate:	\$18.00 - \$20.00 per sq. ft. gross



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42 DELAWARE – A prestigious address at the intersection of architecture and innovation.

Recent Upgrades

Over \$2 million spent in recent building upgrades, including:

- Elevator modernization
- Cooling tower replacement
- Roof replacement
- Energy management system
- Façade updates
- Entrance and lobby updates
- Piping replacement

Tenant Amenities

Existing and planned amenities include:

- Ground floor coffee shop (planned)
- 24/7 secured building access
- Modernized lobby and elevators
- Nearby Property Management office
- 365/24/7 security and maintenance
- Unparalleled location and access



3D Lobby Tour: <https://my.matterport.com/show/?m=ikdn3PuG5vd&ts=1>



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Sampling of Available Space:

One of a kind opportunity to lease 4,249 sq. ft. of ground floor space with direct lobby access:

<https://my.matterport.com/show/?m=a66gbQ1wK9X&ts=1>

Immediately available and customizable 1,025 sq. ft. suite 525:

<https://my.matterport.com/show/?m=QPjF9qjMunt&ts=1>

Magnificent City views and natural light from the 4,177 sq. ft. suite 725:

<https://my.matterport.com/show/?m=ndGmjxtkgch&ts=1>

For a full list of available space, including suite sizes and floor plans please contact Chris Greco at 716-570-7600 or chris@grecorealestate.com

The Owner

Gold Wynn USA is a diversified international real estate holding, investment and management company with assets in the United States, Canada, the Caribbean and the Middle East. The company's portfolio includes over 3,500 residential multi-family dwellings, over 350,000 sq. ft. of commercial space as well as several hospitality, renewable energy and lifestyle assets. Gold Wynn's USA deep commitment to Buffalo is reflected in its tireless efforts to preserve the City's roots by investing in its future.



Chris Greco
Greco Real Estate
716-570-7600
chris@grecorealestate.com
298 Main St Ste 222
Buffalo, NY 14202-4015

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