



GOLD WYNN

**FOR LEASE - ATHLETIC CLUB BUILDING
@ 69 DELAWARE, BUFFALO, NY
SUITES AVAILABLE: 500 - 14,000 SQ. FT.**



**ATHLETIC CLUB
BUILDING**

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Building Facts

Building Size:	170,000 sq. ft.
Number of Floors:	12
Floor Size:	10,843 sq. ft.
Asking Rate:	\$18.00 - \$20.00 per sq. ft. gross

Athletic Club Building - where architectural magnificence meets operational excellence.

Recent Upgrades

Over \$1 million spent in recent building upgrades, including:

- Complete lobby renovation
- New boilers
- New HVAC
- New elevator cabs (interior)
- Fiberoptics throughout
- Lighting (conversion to LED, ongoing)

Tenant Amenities

Thoughtfully designed amenities which include:

- Ground floor retailers that include:
barbershop, restaurant, LA Fitness
- Direct lobby connection to LA Fitness
(membership required)
- Brand new base-building bathrooms in the lobby
- On-site Property Management office
- 365/24/7 security and maintenance
- Ground floor event/meeting area





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Sampling of Available Space:

Step into our magnificent 12,600 sq. ft. 2-storey Suite 300

<https://my.matterport.com/show/?m=mBR1146y6N4&ts=1>

Visit our sun-filled 748 sq. ft. Suite 1001

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

Walk-through our efficient 950 sq. ft. Suite 1201

<https://my.matterport.com/show/?m=5BRJncETcNi&ts=1>

For a full list of available space, including suite sizes and floor plans please visit:

<https://goldwynn.com/property-details/?propid=11>



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.

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