



Available suites for lease
in the historic
Larkin At Exchange Building,
726 Exchange St
Buffalo, NY 14210
LarkinDG.com

For further information, please contact:

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or

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The Larkin at Exchange Building

Located at 726 Exchange Street, Buffalo, NY 14210 in the heart of Larkinville. Convenient to I-190 thruway and on major NFTA bus routes. 1 mile east of First Niagara Center and Canalside.

The Larkin at Exchange Street building, built in 1912 as the Larkin Terminal Warehouse building, has since undergone a complete renovation and redesign.

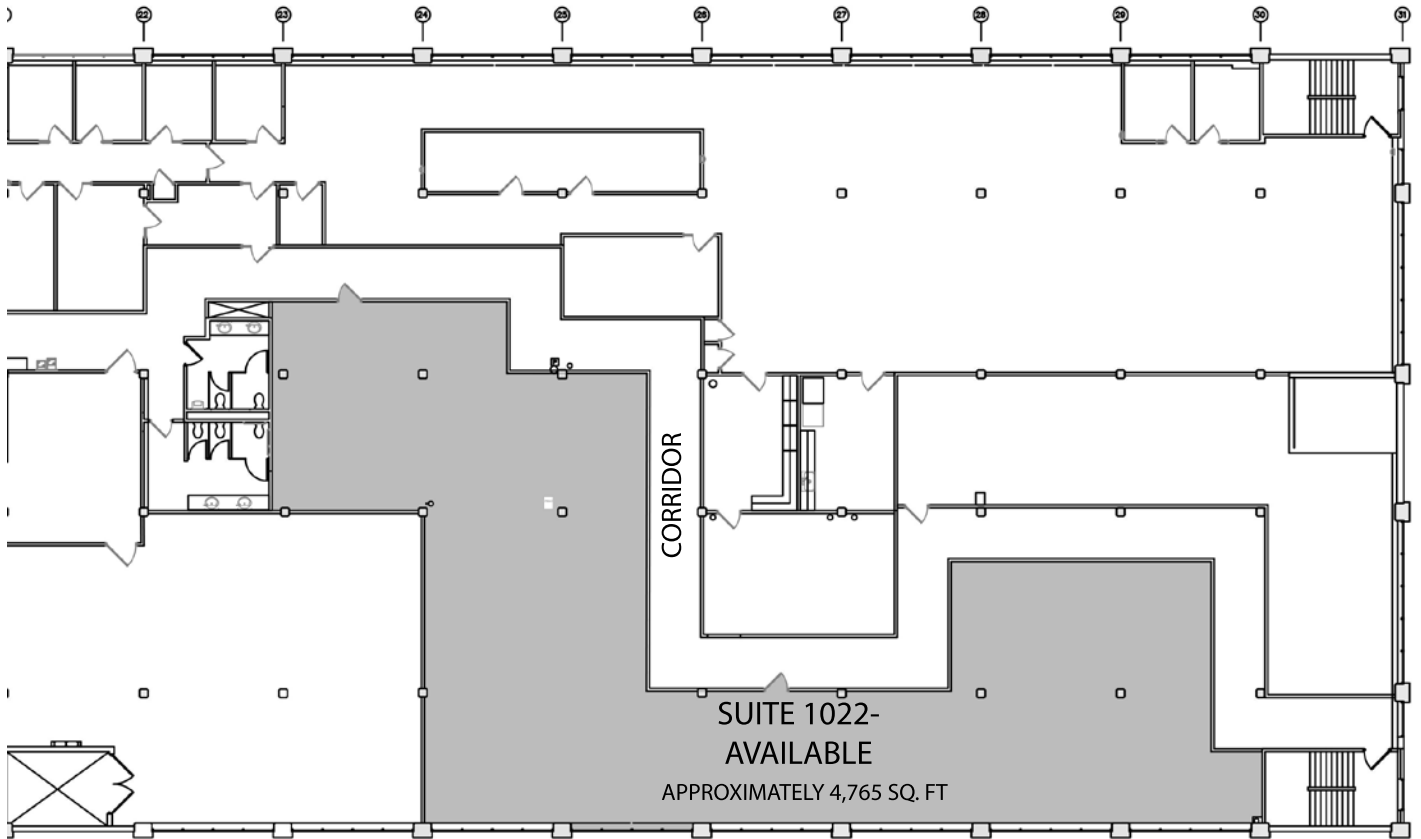
In 2002, Larkin Development Group purchased the building and converted it into class-A office space. The former Larkin Terminal Warehouse has received over 2,200 new windows, newly poured concrete floors, state-of-the-art mechanical systems, and a Building Standby Power System that is second-to-none in Western New York.

It now houses nearly 2000 tenants from a variety of businesses including a bank, law firms, national accounting firms, government agencies and more.

The building is adjacent to Larkin Square, home to Food Truck Tuesdays and other popular gatherings. Events are scheduled to conveniently begin after work.

Tenants in the Larkin at Exchange Building enjoy:

- Class-A office space
- On site property management
- Building owner occupied
- Full service janitorial
- 24 hour security/ 24 hour access to the building
- Redundant power supply
- Verizon and Time Warner fiber wired.
- Tenant surface parking included in lease, with ramp parking available for purchase
- Free visitor parking
- Conference Center available for tenant use by reservation
- Fitness Center with wifi and showers (membership for tenants only)
- Free Bike share for tenants
- Larkin Taxi to central business district locations
- Full Service breakfast and lunch cafeteria
- Convenience Store
- On site daycare (operated by Valley Community Association)
- First Niagara bank branch and 24/7 ATM
- Tim Horton's Express
- Downtown Graphics by Zenger Group
- Full Service hair salon
- Building lobby events including market days, blood drives etc.
- Adjacent to the fun of Larkinville, including Larkin Square and the Filling Station Restaurant, events in Larkin Square, the Hydraulic Hearth Restaurant & Brewery, Flying Bison Brewery, distilleries and more to come!



SUITE 1022-
AVAILABLE
APPROXIMATELY 4,765 SQ. FT

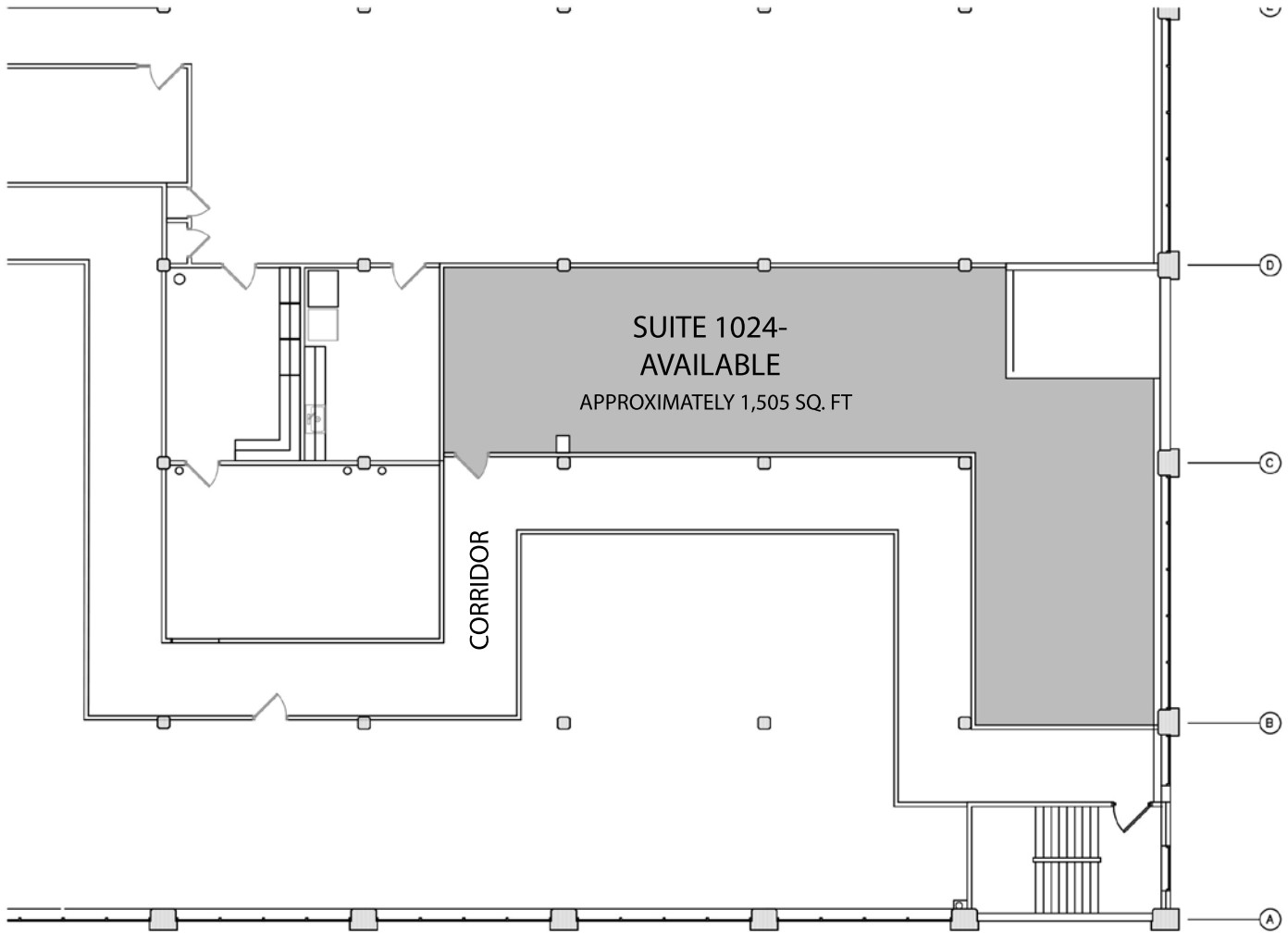
SUITE 1022 - AVAILABLE

LARKIN AT EXCHANGE - 726 EXCHANGE ST - BUFFALO, NEW YORK



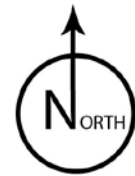
TENTH FLOOR PLAN
NOT TO SCALE
August 24, 2016





SUITE 1024 - AVAILABLE

LARKIN AT EXCHANGE - 726 EXCHANGE ST - BUFFALO, NEW YORK

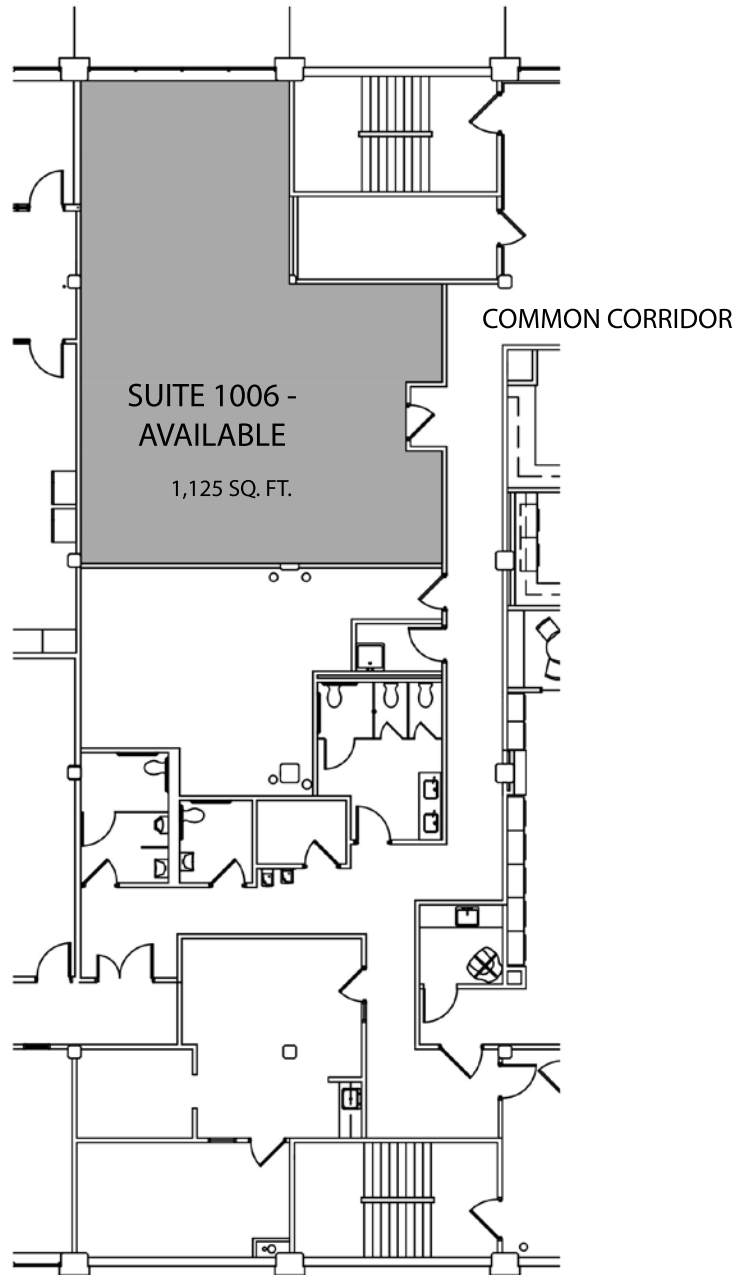


TENTH FLOOR PLAN

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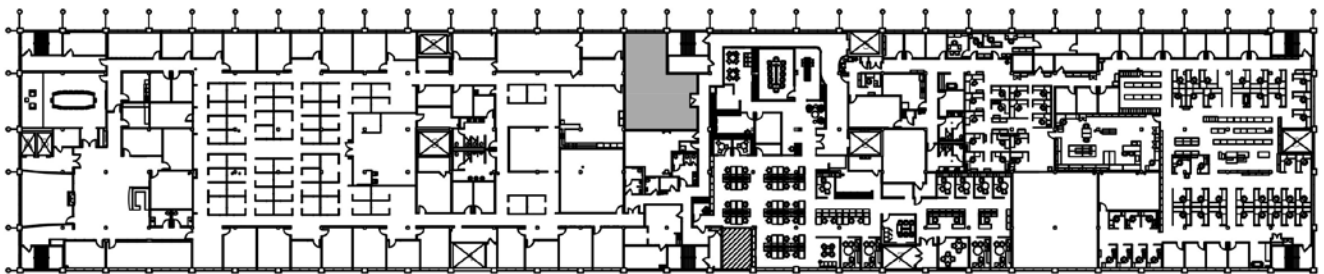
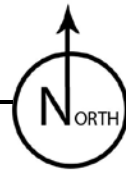
August 24, 2016





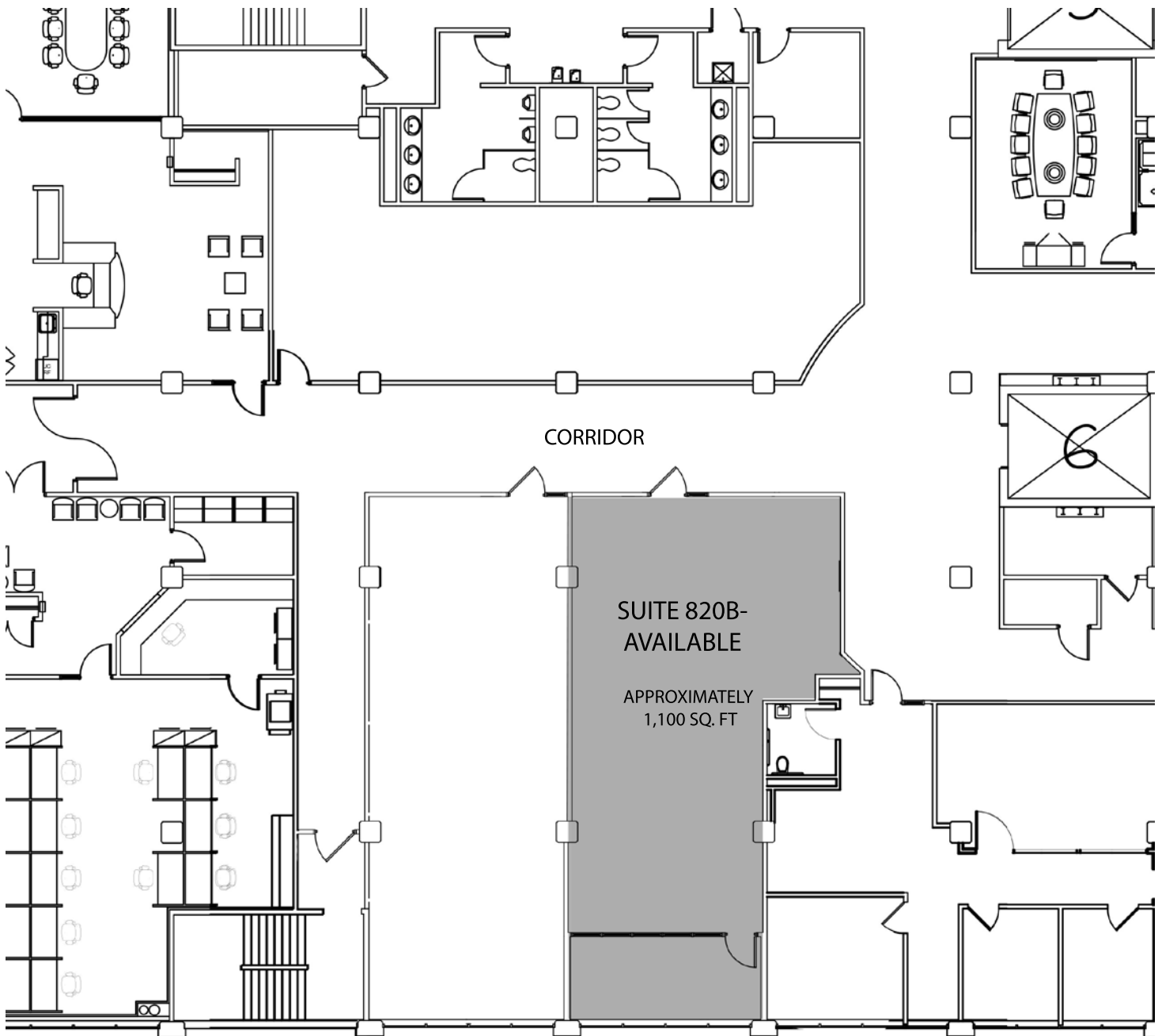
SUITE 1006 - AVAILABLE

LARKIN AT EXCHANGE - 726 EXCHANGE ST - BUFFALO, NEW YORK



TENTH FLOOR PLAN

NOT TO SCALE
FEBRUARY 23, 2016



SUITE 820B - AVAILABLE

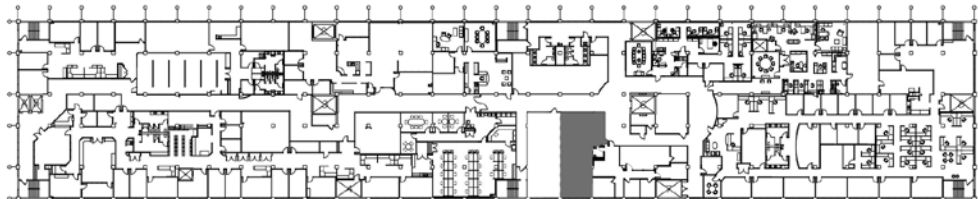
LARKIN AT EXCHANGE - 726 EXCHANGE ST - BUFFALO, NEW YORK

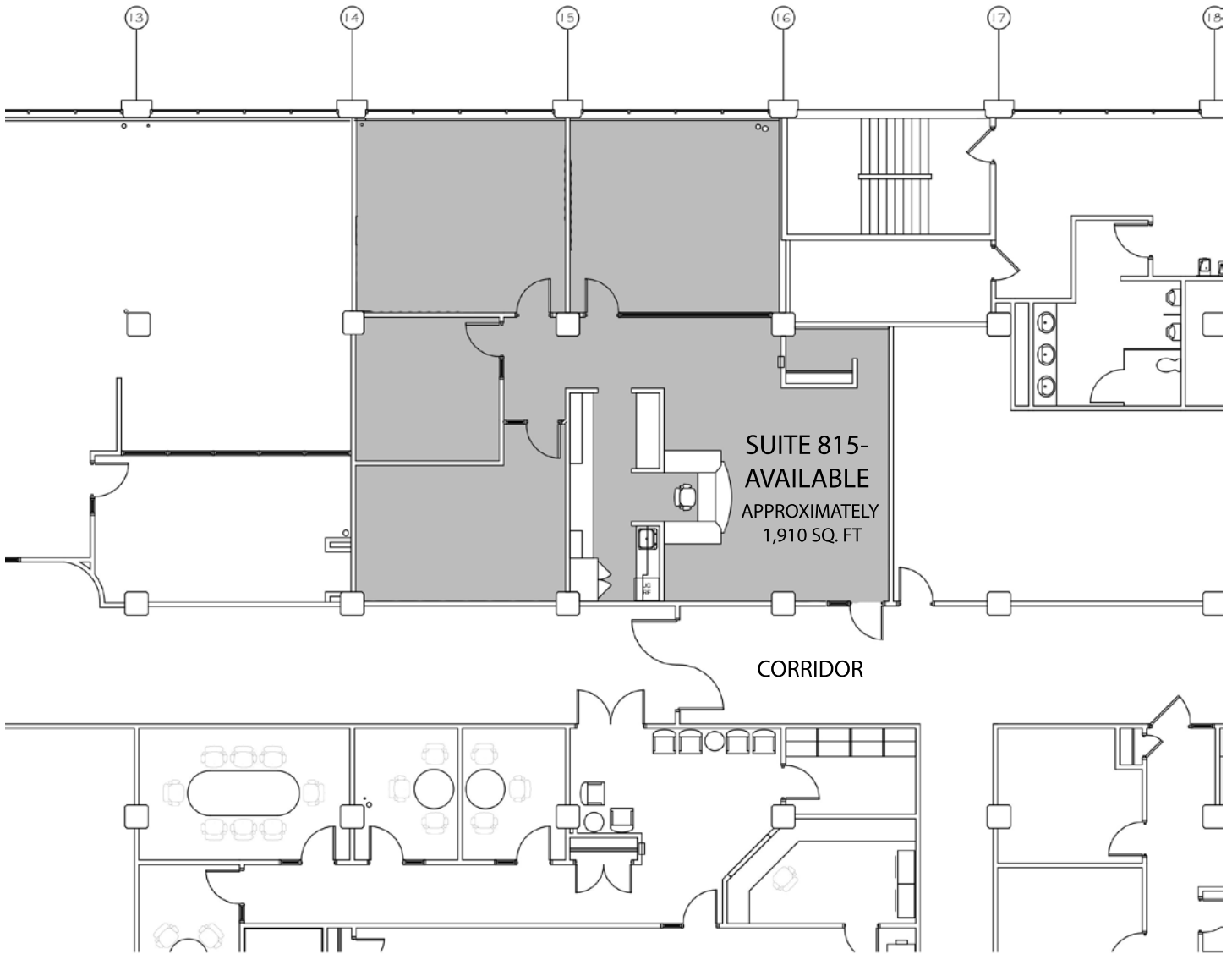


EIGHTH FLOOR PLAN

NOT TO SCALE

August 24, 2016





SUITE 815 - AVAILABLE

LARKIN AT EXCHANGE - 726 EXCHANGE ST - BUFFALO, NEW YORK



EIGHTH FLOOR PLAN

NOT TO SCALE

November 28, 2016

