



Available suite for lease
in the historic
Schaefer Building
740 Seneca Street
Buffalo, NY 14210
LarkinDG.com

For further information, please contact:

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The Schaefer Building

Located at 740 Seneca Street, Buffalo, NY 14210 in the heart of Larkinville. Convenient to I-190 thruway and on major NFTA bus routes. 1 mile east of KeyBank Center, Canalside and downtown.

Located at the corner of Seneca and Emslie Streets, this 8000 sq. ft. circa 1900 building was designed by Buffalo architect Joseph J. W. Bradney. It was originally designed to house Henry Schaefer's grocery store.

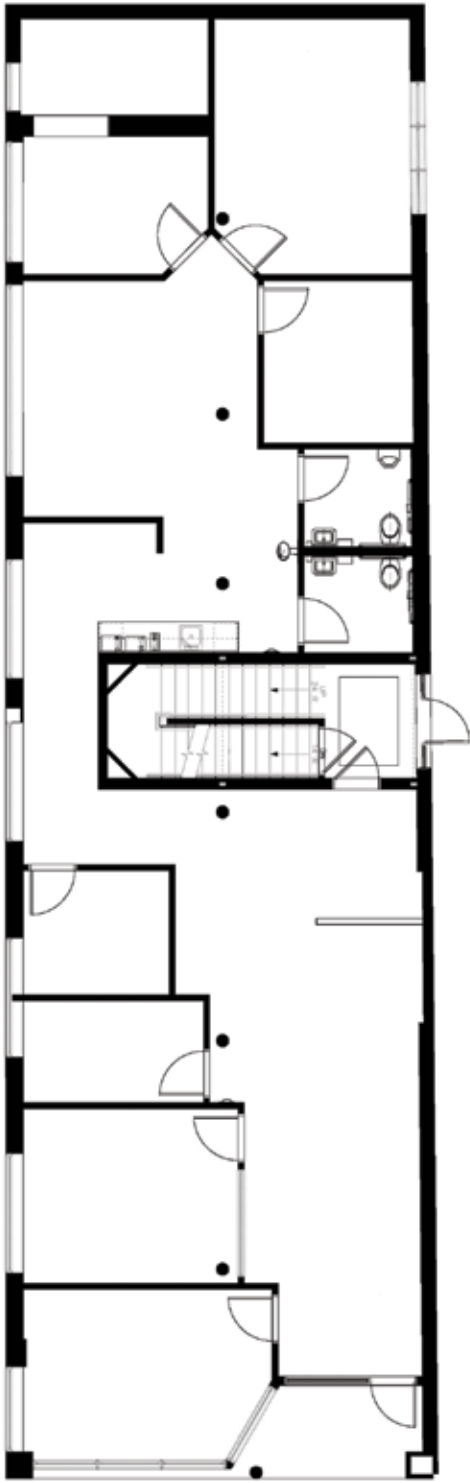
The building has been redeveloped for commercial use on the first two floors along with two loft style residential apartments on the third floor. On Site Parking is included.

5700 Rentable Square Feet of office space on the first and second floors available for lease starting January, 2018

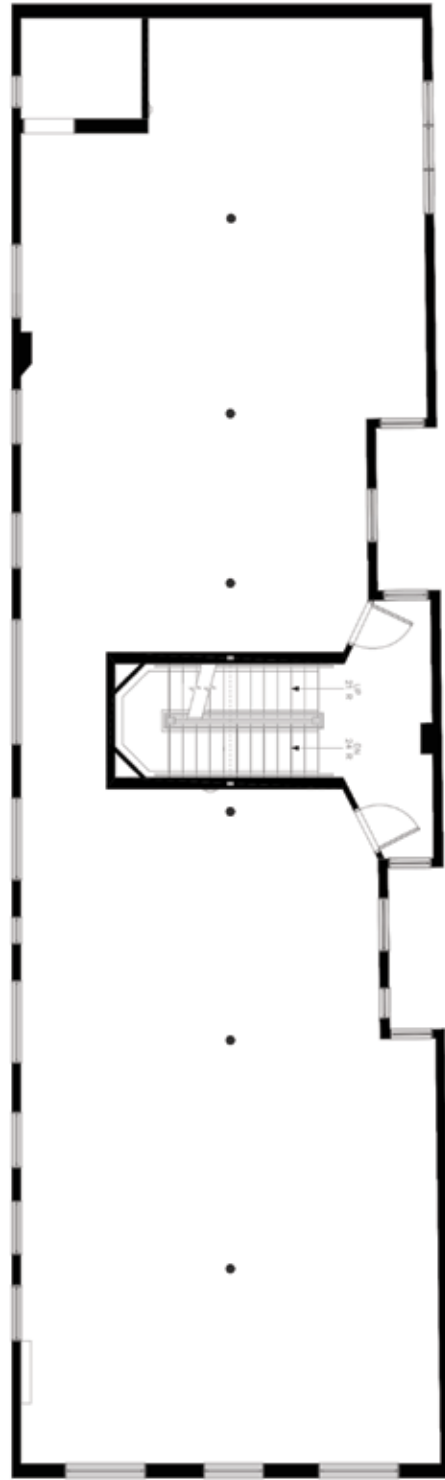
The building overlooks Larkin Square, home to Food Truck Tuesdays and other popular gatherings. Events are scheduled to conveniently begin after work. Adjacent restaurants include The Filling Station, the Hydraulic Hearth Restaurant & Brewery and the Swan Street Diner.

Tenants of Larkin Development Group enjoy amenities in Larkinville:

- Class-A office space
- On site property management
- Building owner occupied
- Full service janitorial
- Verizon and Spectrum fiber wired.
- Tenant surface parking included in lease, with nearby ramp parking available for purchase
- Free 2 hour visitor parking, in the Exchange Street Visitor Lot.
- Conference Center available for tenant rental by reservation
- Weekly email newsletters with information on amenities and events for tenants.
- Fitness Center with wifi and showers (paid membership, tenant use only)
- Free Bike share for tenants
- Larkin Taxi to central business district locations
- Full Service breakfast and lunch cafeteria in the nearby Larkin at Exchange Building
- Convenience Store in the nearby Larkin at Exchange Building.
- On site daycare in the Larkin at Exchange Building. (operated by Valley Community Association)
- KeyBank branch and 24/7 ATM in the Larkin at Exchange Building.
- Lactation room by reservation in the Larkin at Exchange Building.
- Conference Center available for rent in the Larkin at Exchange Building
- 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, the Filling Station Restaurant, events in Larkin Square, the Hydraulic Hearth Restaurant & Brewery, The Swan Street Diner, Flying Bison Brewery, Buffalo Distilling Co and more to come.



FIRST FLOOR PLAN

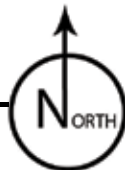


SECOND FLOOR PLAN

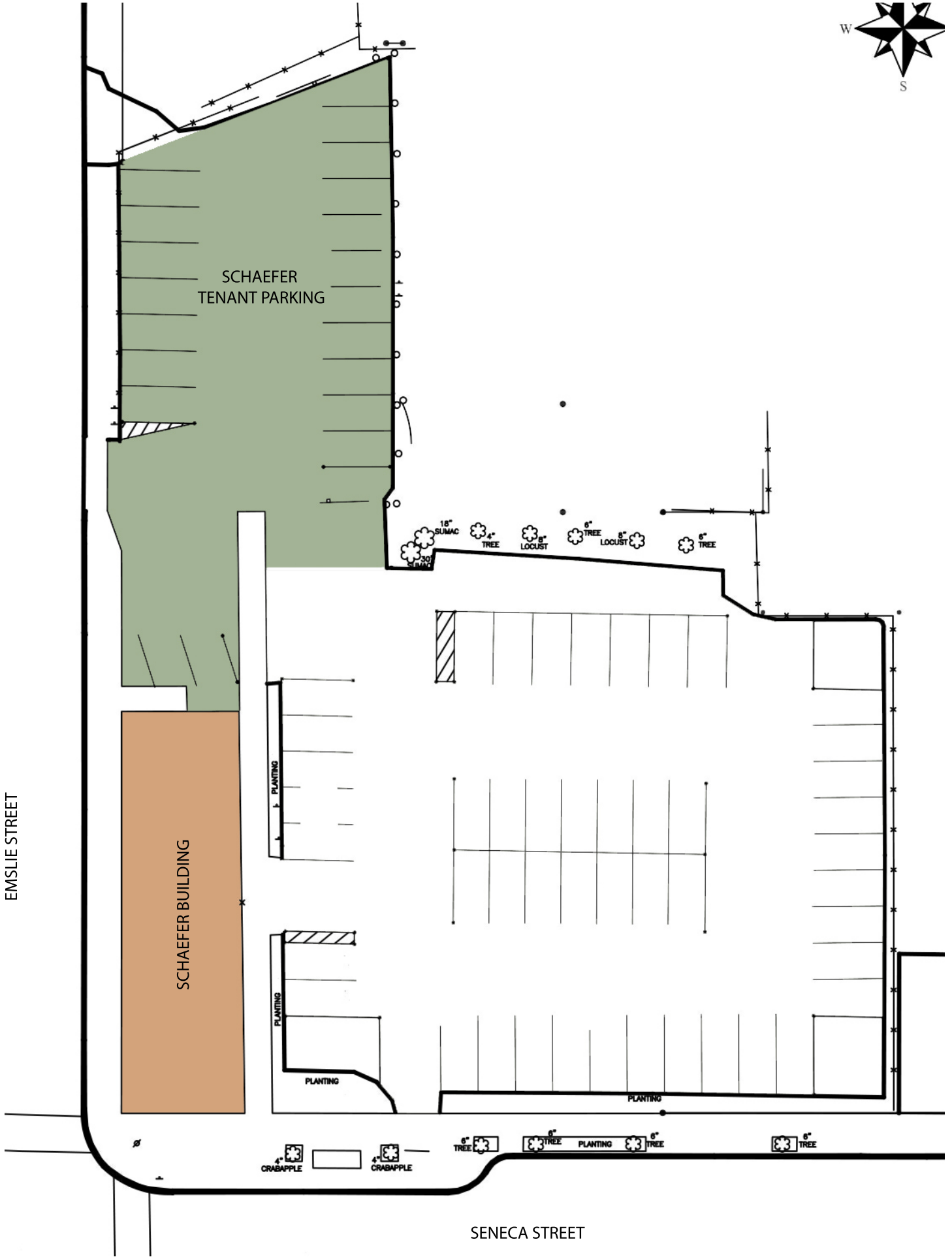
SCHAEFER BUILDING

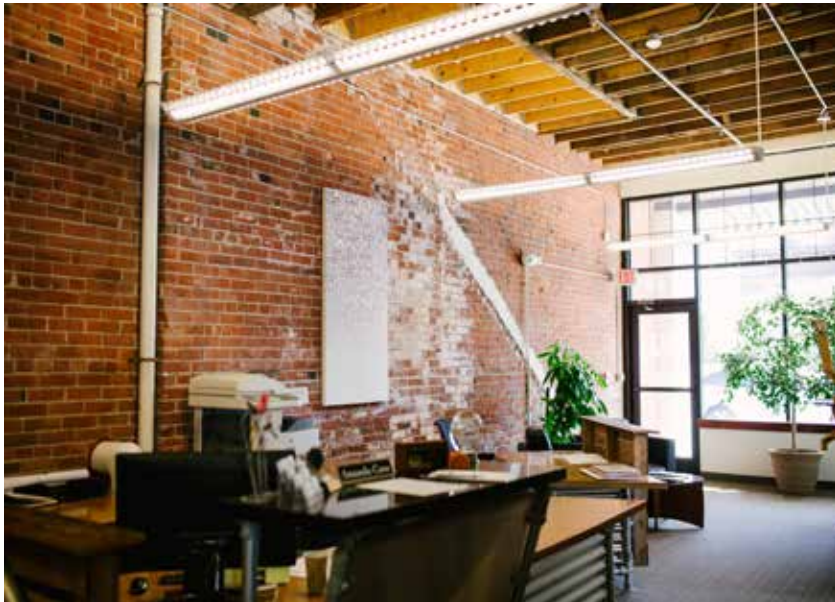
740 SENECA ST - BUFFALO, NEW YORK

NOT TO SCALE
JULY 20, 2017



TOTAL COMBINED SPACE - 5,015 USF
-5717 RSF





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Larkinville

