



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

For further information, please contact:

Joe Petrella  
716-362-2678  
email: joep@larkindg.com

or

Leslie Zemsky  
716-346-8055  
email: lesliez@larkindg.com

## **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 KeyBank Center, Canalside and downtown.

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

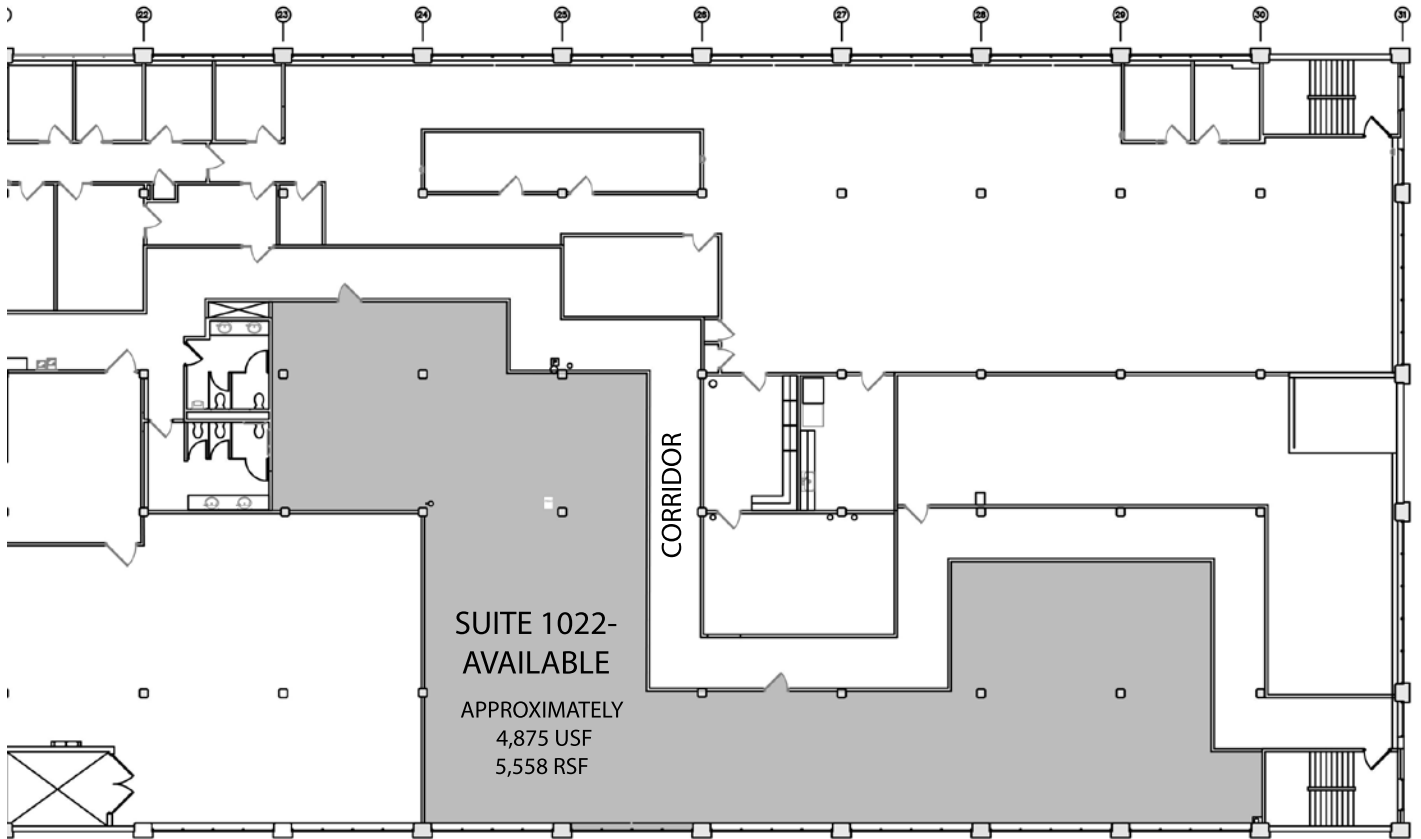
In 2002, Larkin Development Group purchased the building and converted it into class-A office space. The former Larkin Terminal Warehouse has received over 2,200 new windows, newly poured concrete floors, state-of-the-art mechanical systems, and a Building Standby Power System that is second-to-none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

It now houses nearly 2000 tenants from a variety of businesses including a bank, law firms, national accounting firms, health care administration, 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. Adjacent restaurants include The Filling Station, the Hydraulic Hearth Restaurant & Brewery and the Swan Street Diner.

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 Spectrum fiber wired.
- Tenant surface parking included in lease, with ramp parking available for purchase
- Full service loading dock into building
- Spacious lobby seating area
- Free 2 hour visitor parking
- Conference Center available for tenant rental by reservation
- Weekly email newsletters with information on amenities and events for tenants.
- Lactation Room for tenants
- Community School onsite music lessons
- Yoga onsite classes
- Seasonal free Fitness in the Parks offered in Larkin Square ( yoga and cardio)
- 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 (operated by AVI Foodsystems)
- Convenience Store
- On site daycare (operated by Valley Community Association)
- KeyBank 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, 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.



## SUITE 1022 - AVAILABLE

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

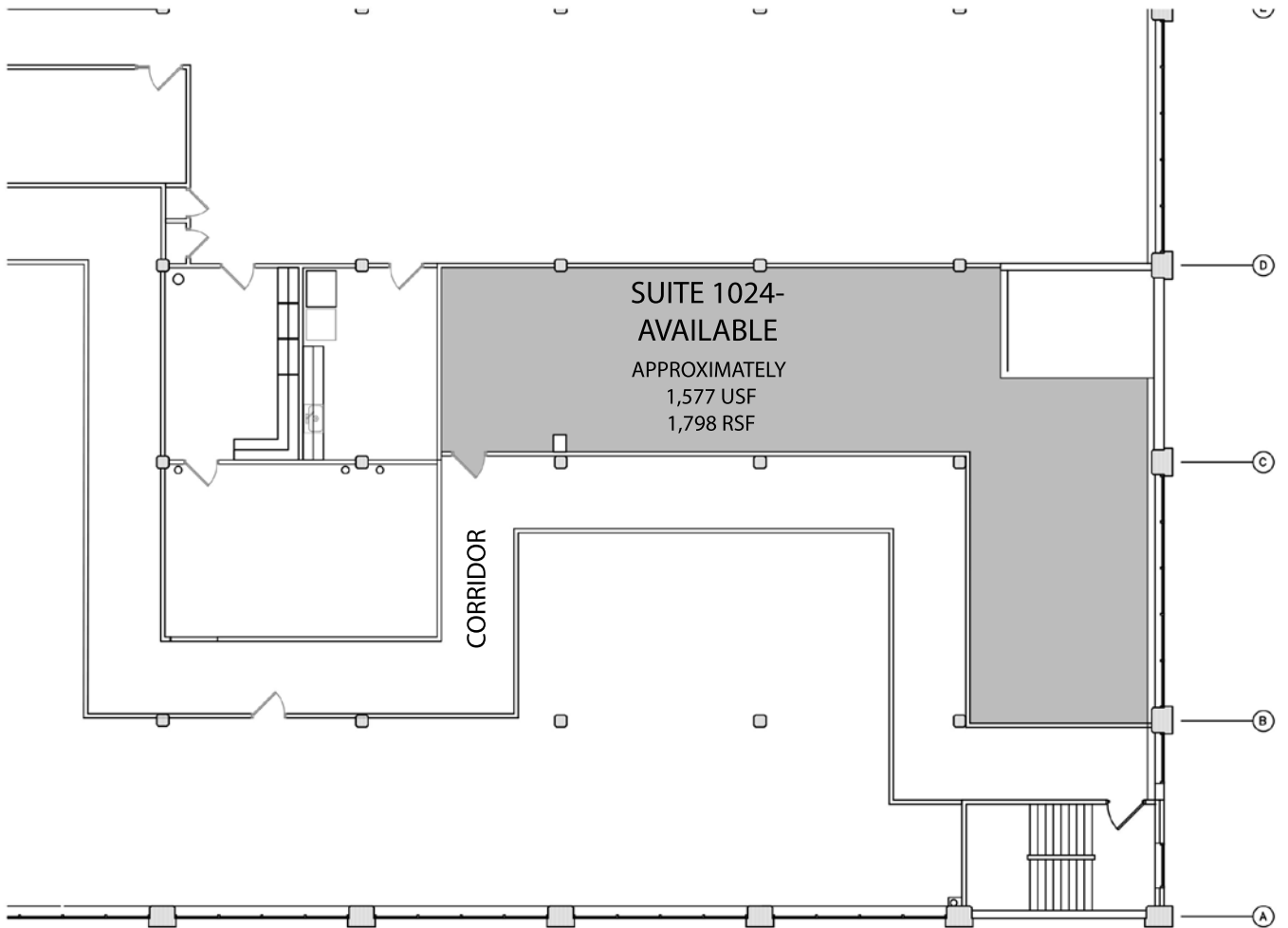


TENTH FLOOR PLAN

NOT TO SCALE

July 13, 2017





## SUITE 1024 - AVAILABLE

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



TENTH FLOOR PLAN

NOT TO SCALE

July 13, 2017



