



Seneca Towards Downtown
864 & 872 Seneca St. Buffalo, NY 14210



Retail available for lease at
864 Seneca Street
(January 2021 occupancy)
Buffalo, NY 14210
www.LarkinDG.com

For further information, please contact:

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



Larkin Development Group is developing an approximately 4000 square foot mixed-use building to be located at 864 Seneca Street. The ground floor store front space will have 1800 rentable square feet. The second floor will have two market rate rental apartments. The building will be ready for occupancy January 2021.

The neighboring building on the west side of 864 Seneca Street is Buffalo Distilling Co. The building to the east side of 864 Seneca Street will be Paula's Donuts, also in a newly constructed mixed-use building with Paula's on the ground floor and four market-rate rental apartments on the second floor.

Paula's Donuts and the commercial tenant of 864 Seneca Street will share customer parking on the adjacent lot. There will also be some parking for employees on the lot.

Businesses continue to locate their offices and manufacturing operations in Larkinville. As a result, there are approximately 6,000 daytime workers within the Larkinville neighborhood with the number increasing each year.

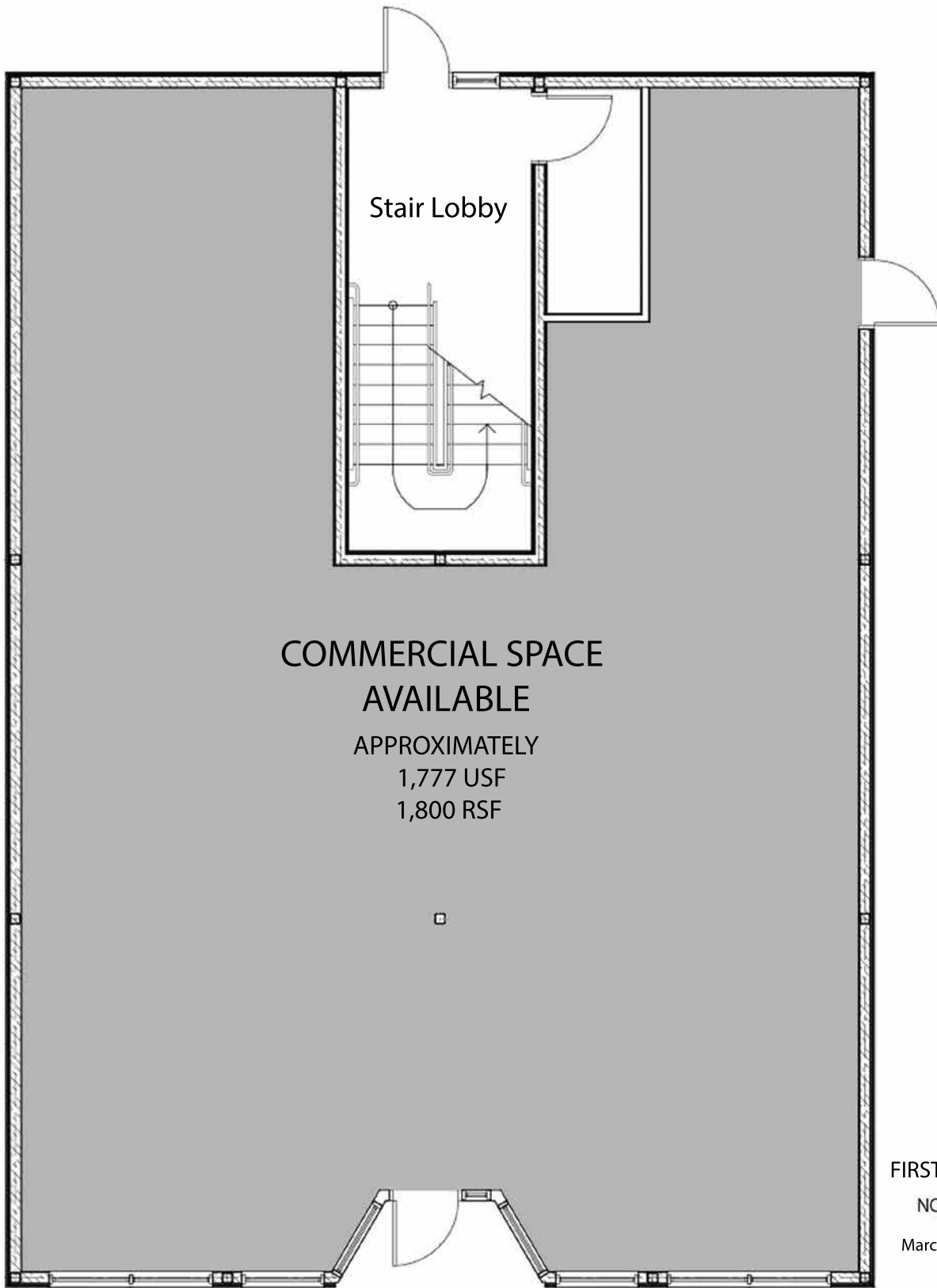
The residential stock continues to expand with warehouse buildings converted to modern loft-style apartments. Hundreds of new apartments have been added to the neighborhood in the past two years with more planned.

Larkinville is home to multiple breweries, distilleries and restaurants. With the popularity of Larkin Square events such as Food Truck Tuesday, Larkinville has become one of Buffalo's most popular urban destinations to live/work and play.

Level of finish by landlord:

The Landlord shall provide a “Vanilla Box” store front occupancy ready to accept Tenant Improvements, fixtures and finishes. The standard Vanilla Box is defined as –

- One Main Entry door/lock/closer and one rear door entry door/lock/closer, at agreed to store-front;
 - One uni-sex restroom at a location designated by Landlord. Additional restrooms, if required by code or requested by Tenant to be at tenant’s expense;
 - Demising walls, drywalled, taped and primer painted;
 - Concrete floor slab;
 - Code required drywall ceiling, fire taped, primer painted;
 - 200 amp 120/208 volt electrical service panel. No branch distribution;
 - Pre-construction space lighting (for construction purposes) no finish lighting;
 - HVAC water source loop for distribution designed to accommodate no less than 1 heat pump per each 1,500 RSF (no branch duct-work included). Heat Pump #1 included in Landlord cost;
 - Fire sprinklers per code distributed throughout the space based upon use;
- Domestic (cold) water service & natural gas stubbed to within 15 feet of the demised area. (Hot water tanks are not included);



**COMMERCIAL SPACE
AVAILABLE**

APPROXIMATELY
1,777 USF
1,800 RSF

FIRST FLOOR PLAN

NOT TO SCALE

March 19, 2019

COMMERCIAL SPACE - AVAILABLE

864 SENECA ST - BUFFALO, NEW YORK

