



View From Seneca & Hydraulic
Mill Race Commons



Available Class A officesuites for lease in
Mill Race Commons
(January 2021 occupancy)
under construction at
799 Seneca Street Street
Buffalo, NY 14210
www.LarkinDG.com

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Hydraulic Street Elevation
Mill Race Commons



Larkin Development Group is developing 140,000 square feet of mixed use occupancy to be known as, Mill Race Commons. Located at 799 Seneca Street in the center of Larkinsville, Mill Race Commons is composed of two building wings. The Seneca Street wing will include 70 market rate rental apartments on floors two through five. The ground floor offers 13,000 square feet of commercial store front which will be sub-divided to suit. The Hydraulic Wing will have 50,000 sq. ft. of class A commercial office space.

The site is conveniently located adjacent to Larkin Square and the Larkin at Exchange Building. The property borders Seneca, Hydraulic and Carroll Streets. Directly across Seneca Street, an approximately 2 acre green space is being developed as a public park amenity for all to enjoy.

Visit: <https://youtu.be/LeaCvRDayFY> to view an animated Rendering of Mill Race Commons

Hydraulic Office Wing 5 stories

See attached floor plans for options and square footage.

Amenities include:

- Class-A- Office Space
- Full Service janitorial
- 24 hour access to building/ 24 hour access to LDG building security
- Fiber wired for data
- Tenant surface parking included in lease with additional surface or ramp parking available for leasing.
- Free two hour visitor parking
- Indoor bike storage
- Access to courtyard with grill and firepits
- Conference Center in LCO Building available for tenant rental by reservation
- Weekly email newsletter with information on amenities and events for tenants.
- Seasonal free Fitness in the Parks in Larkin Square
- Larkin Taxi to Central Business District locations
- EV Charging Stations
- Energy Star rated building expected

Adjacent to Larkin Square and the Larkin at Exchange Building.

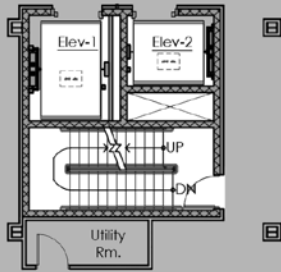
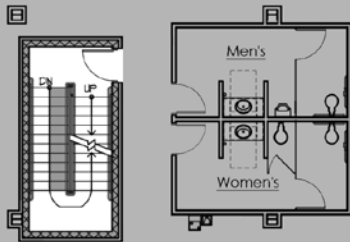
Amenities inside the Larkin at Exchange Building include:

- Tim Horton's Express
- Full-service breakfast and lunch cafeteria
- Convenience shop with 24/7 access for LDG tenants
- KeyBank branch and 24/7 ATM
- Downtown Graphics by Zenger Group
- Larkin Hair Salon
- Day care operated by Valley Community Association
- Free LDG tenant bike share

Nearby neighborhood amenities:

- Larkin Square, home to Food Truck Tuesdays and other events.
- Filling Station Restaurant, serving weekday lunch.
- The Hydraulic Hearth Restaurant and Beer Garden Tuesday – Saturday, 4pm – 10 pm
- The Swan Street Diner Daily 7am – 3pm
- Paula's Donuts (opening fall, 2020)
- Flying Bison Brewery
- Buffalo Distilling Company
- Larkin Bowling Alley (opening 2021)
- Retail along Seneca Street portion of Mill Race Commons

SUITE 500 -
AVAILABLE
APPROXIMATELY
8,983 USF
10,971 RSF
SUBDIVIDES WILL BE CONSIDERED



FIFTH FLOOR PLAN

NOT TO SCALE

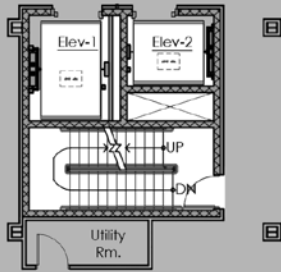
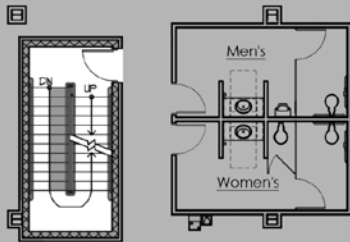
February 25, 2019

SUITE 500 - AVAILABLE

MILLRACE COMMONS - 799 SENECA ST - BUFFALO, NEW YORK



SUITE 400 -
AVAILABLE
APPROXIMATELY
8,983 USF
10,971 RSF
SUBDIVIDES WILL BE CONSIDERED



FOURTH FLOOR PLAN

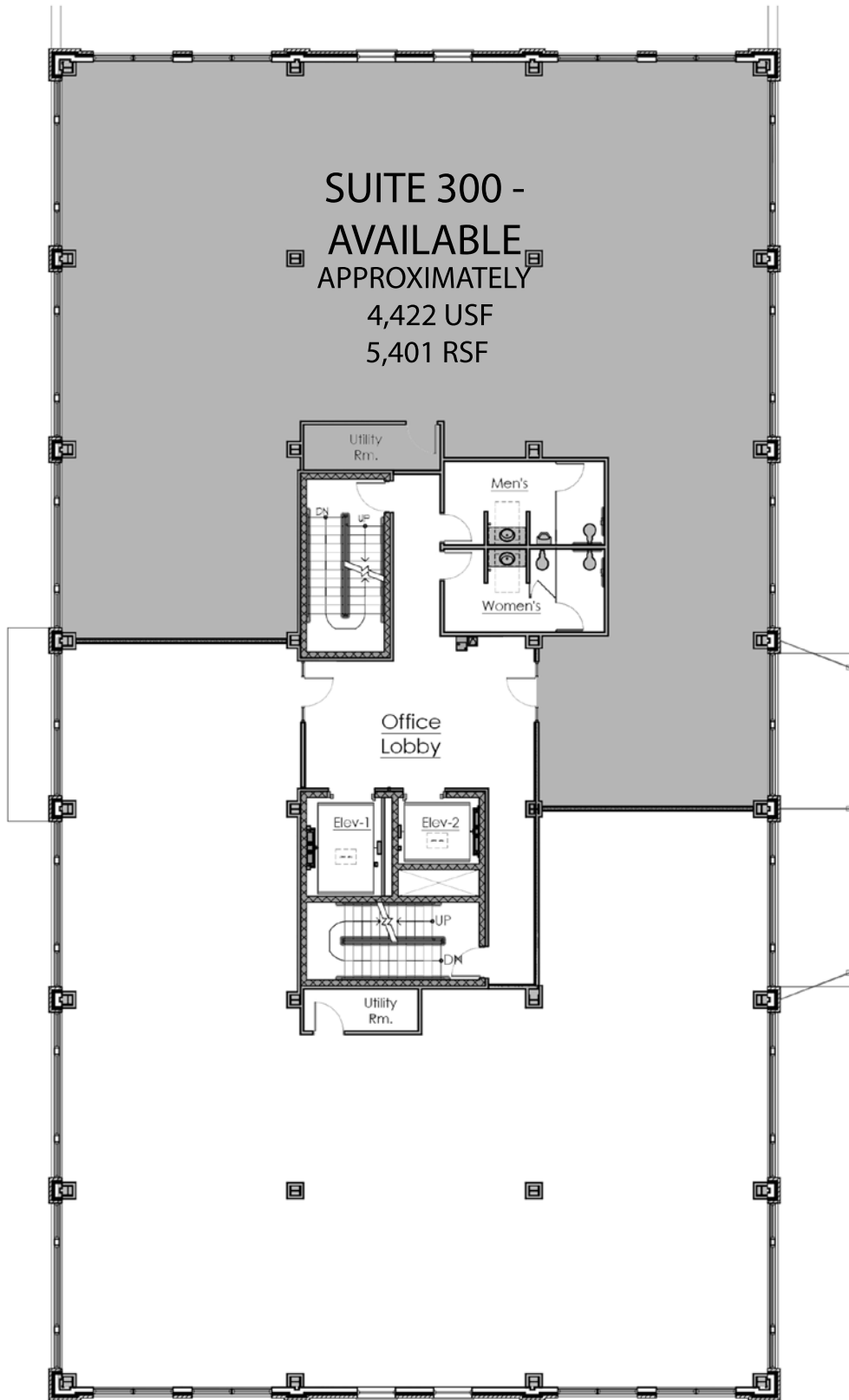
NOT TO SCALE

February 25, 2019

SUITE 400 - AVAILABLE

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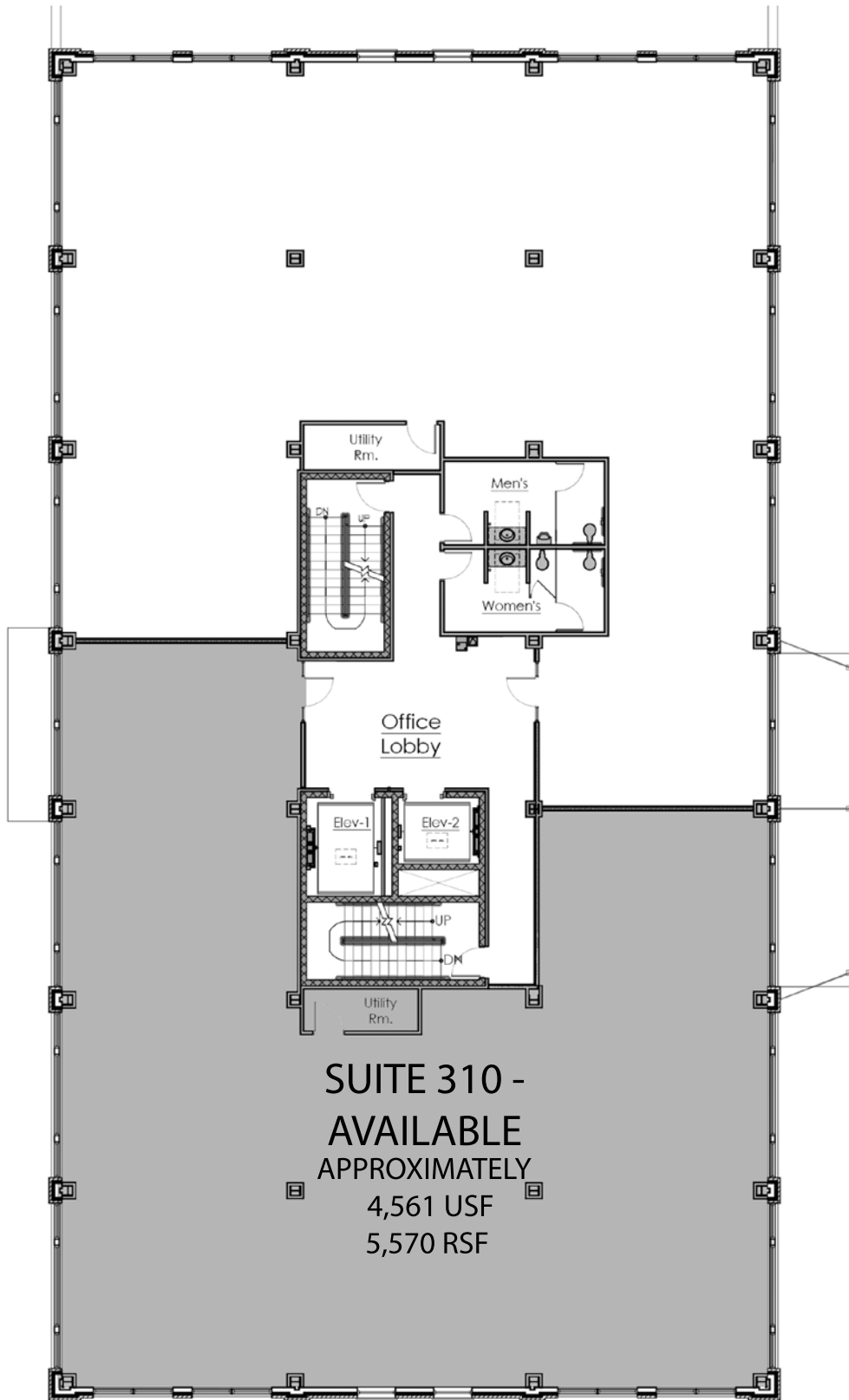


THIRD FLOOR PLAN
 NOT TO SCALE
 February 25, 2019

SUITE 300 - AVAILABLE

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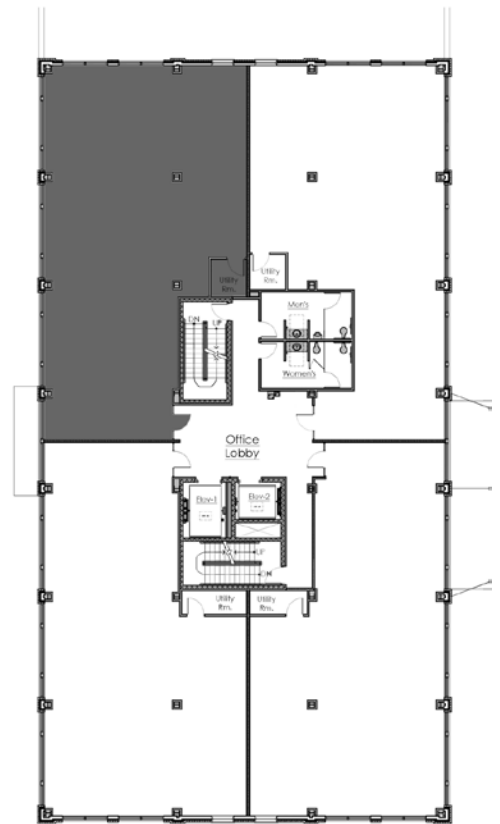
SUITE 310 -
 AVAILABLE
 APPROXIMATELY
 4,561 USF
 5,570 RSF

THIRD FLOOR PLAN
 NOT TO SCALE
 February 25, 2019

SUITE 310- AVAILABLE

MILLRACE COMMONS - 799 SENECA ST - BUFFALO, NEW YORK





SECOND FLOOR PLAN

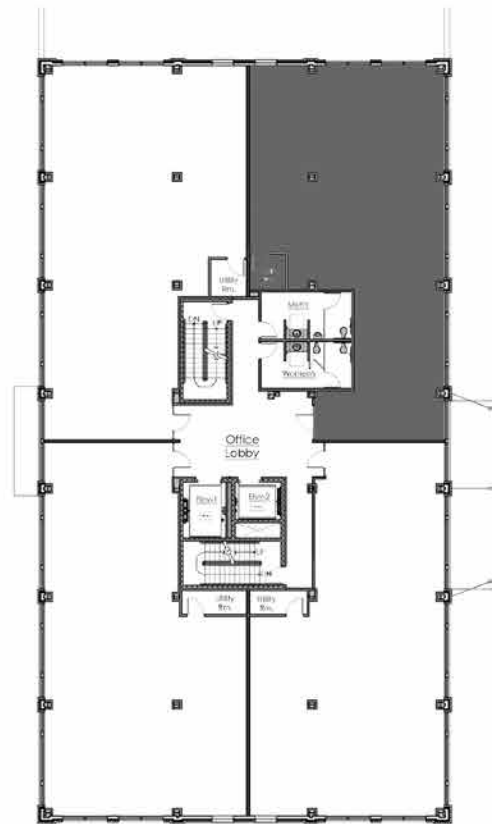
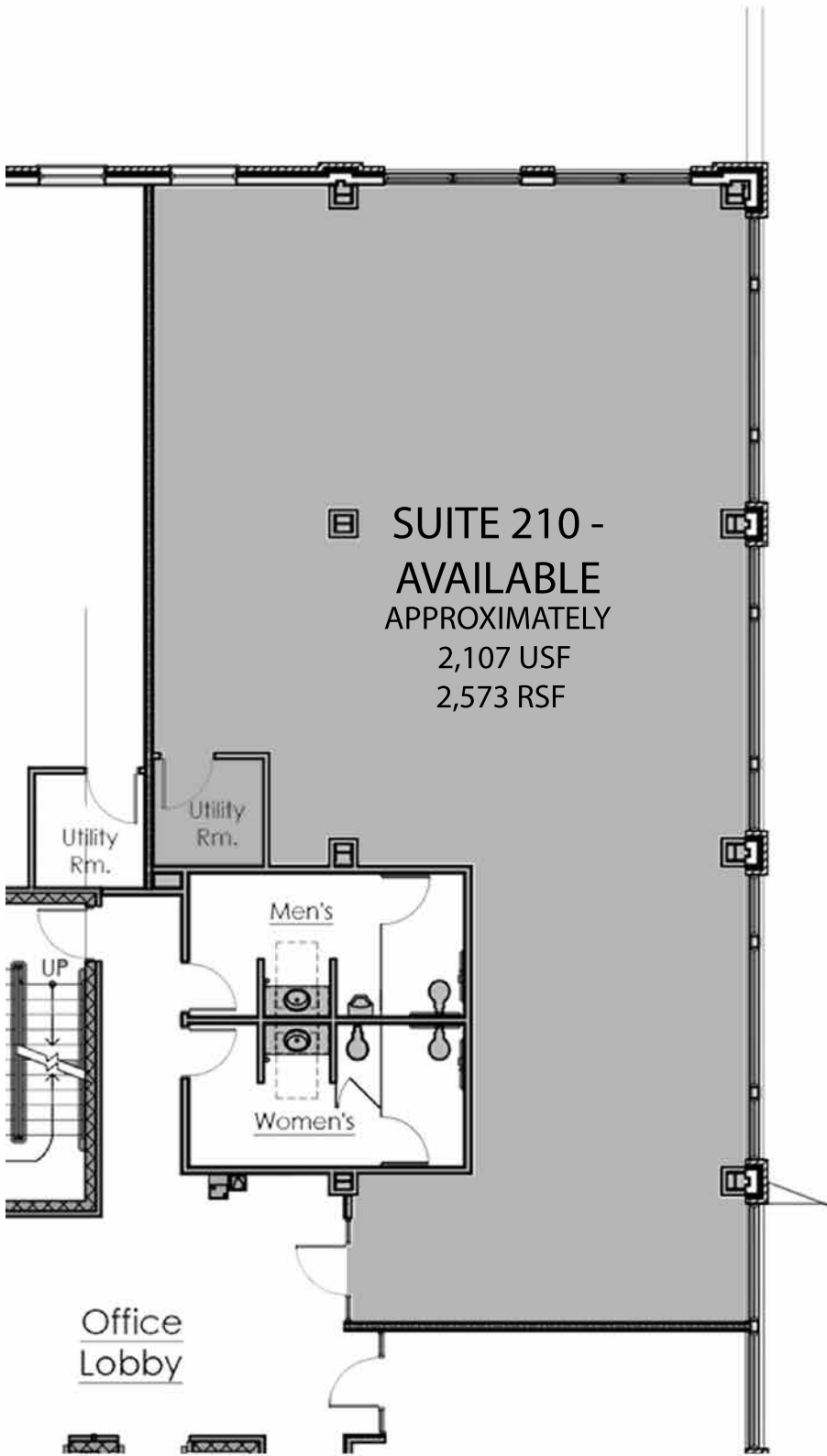
NOT TO SCALE

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SUITE 200 - AVAILABLE

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SECOND FLOOR PLAN

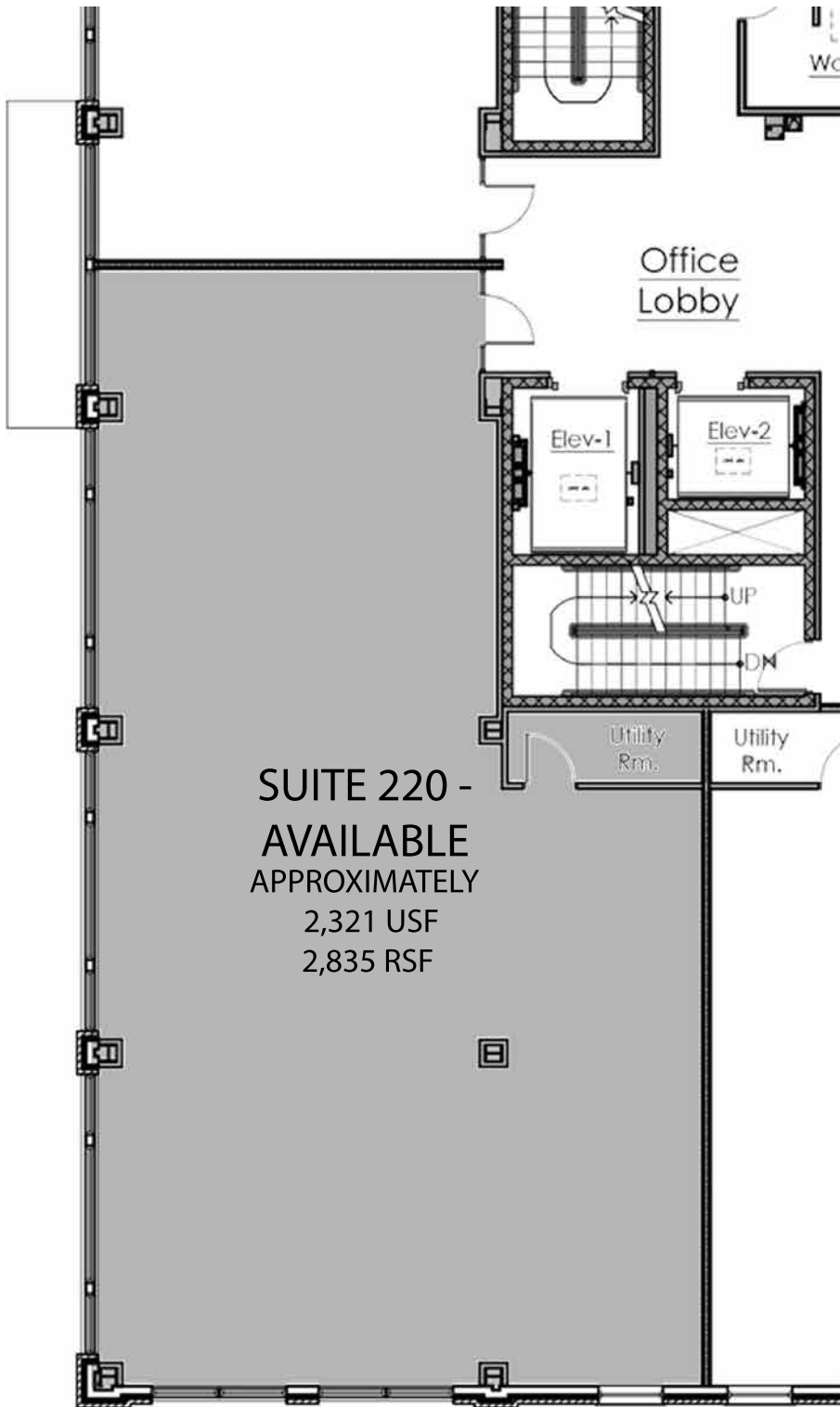
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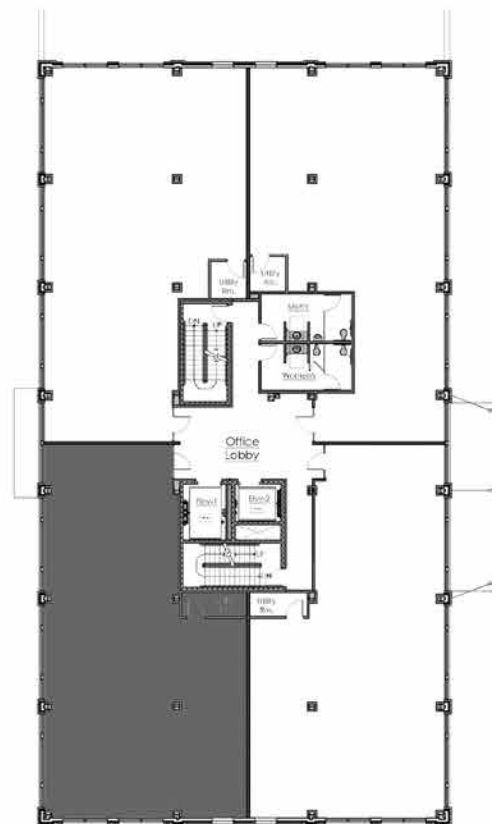
SUITE 210 - AVAILABLE

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SUITE 220 -
 AVAILABLE
 APPROXIMATELY
 2,321 USF
 2,835 RSF



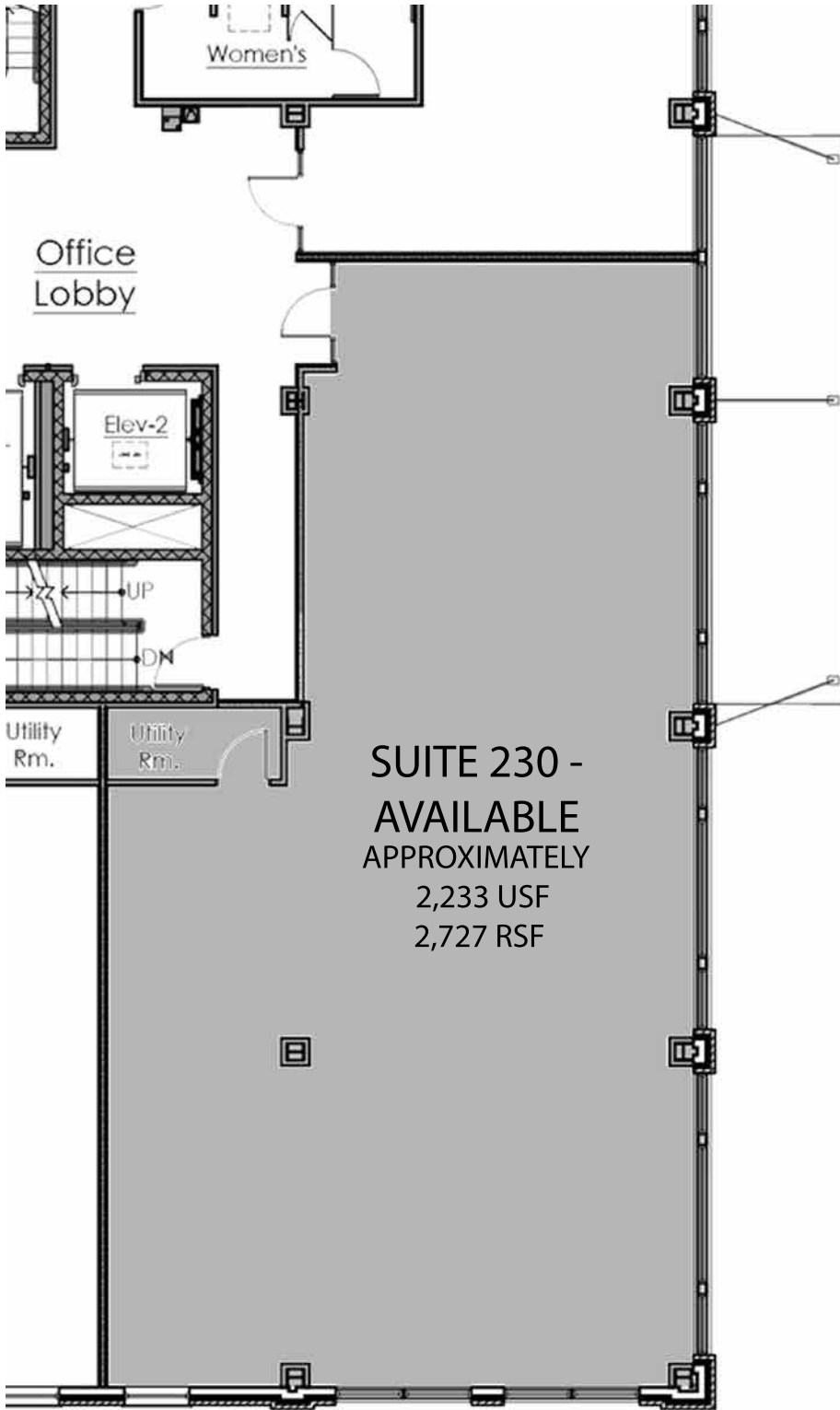
SECOND FLOOR PLAN
 NOT TO SCALE

February 25, 2019

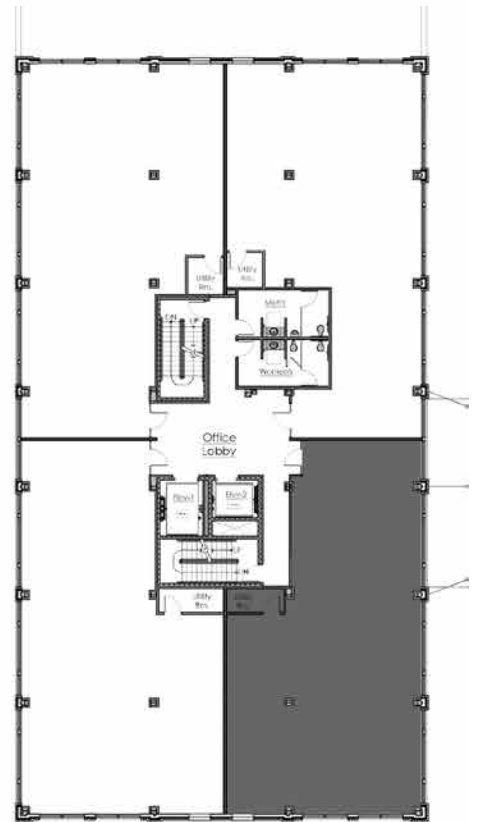
SUITE 220 - AVAILABLE

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**SUITE 230 -
AVAILABLE**
APPROXIMATELY
2,233 USF
2,727 RSF



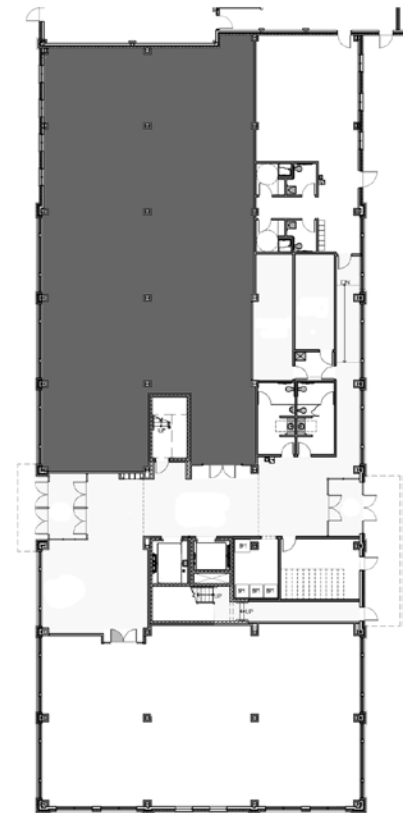
SECOND FLOOR PLAN
NOT TO SCALE

February 25, 2019

SUITE 230 - AVAILABLE

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FIRST FLOOR PLAN

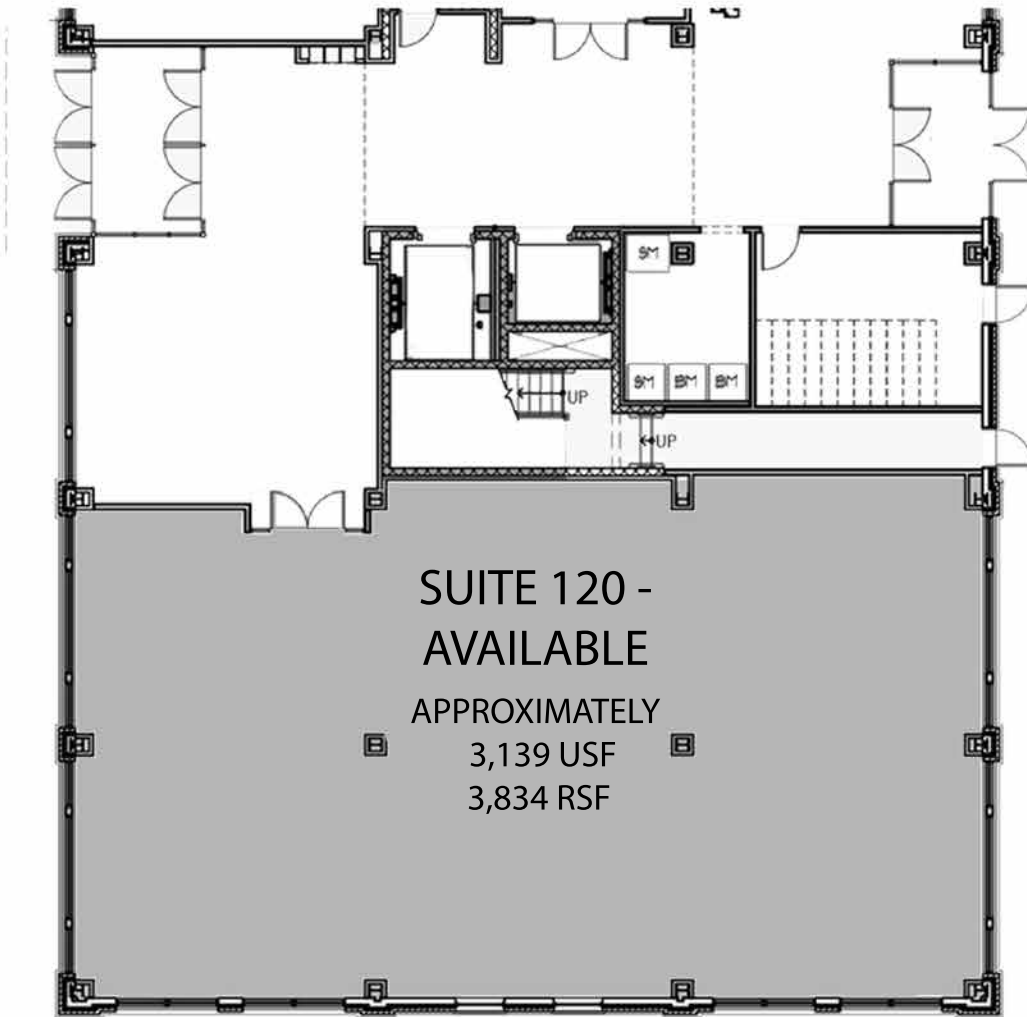
NOT TO SCALE

February 25, 2019

SUITE 100 - AVAILABLE

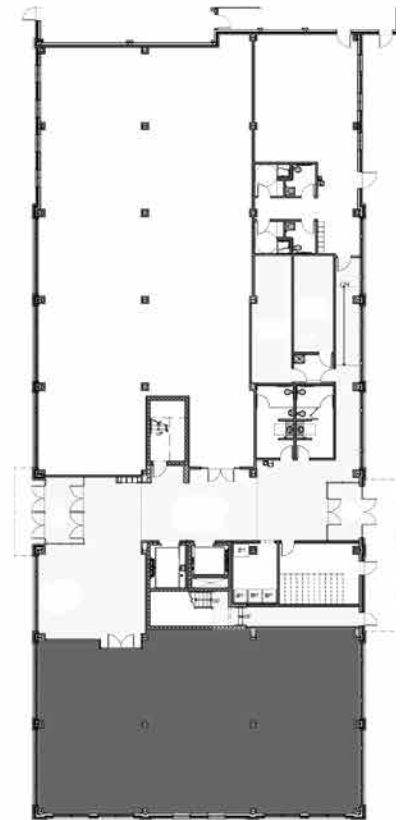
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**SUITE 120 -
AVAILABLE**

APPROXIMATELY
3,139 USF
3,834 RSF



FIRST FLOOR PLAN
NOT TO SCALE

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SUITE 120 - AVAILABLE

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