



View From Seneca & Hydraulic
Mill Race Commons



Retail available for lease in
Mill Race Commons
(January 2021 occupancy)
to be located at
799 Seneca Street Street
Buffalo, NY 14210
www.LarkinDG.com

For further information, please contact:

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

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



Seneca 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 Larkinville, 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 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.

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.

Tenant surface parking for employees based on rentable sq. ft. with additional surface and ramp parking available for purchase.

2 hour free on street parking for customers along Seneca, Hydraulic and Carroll Streets.

Retail storefronts Seneca Street wing of Mill Race Commons

See attached floor plans for sq. ft. options.

Occupancy is anticipated beginning January, 2021

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);

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



COMMERCIAL SPACE 1 - AVAILABLE

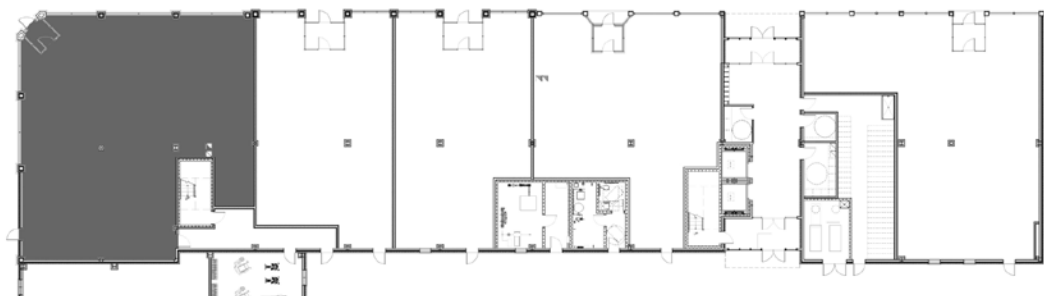
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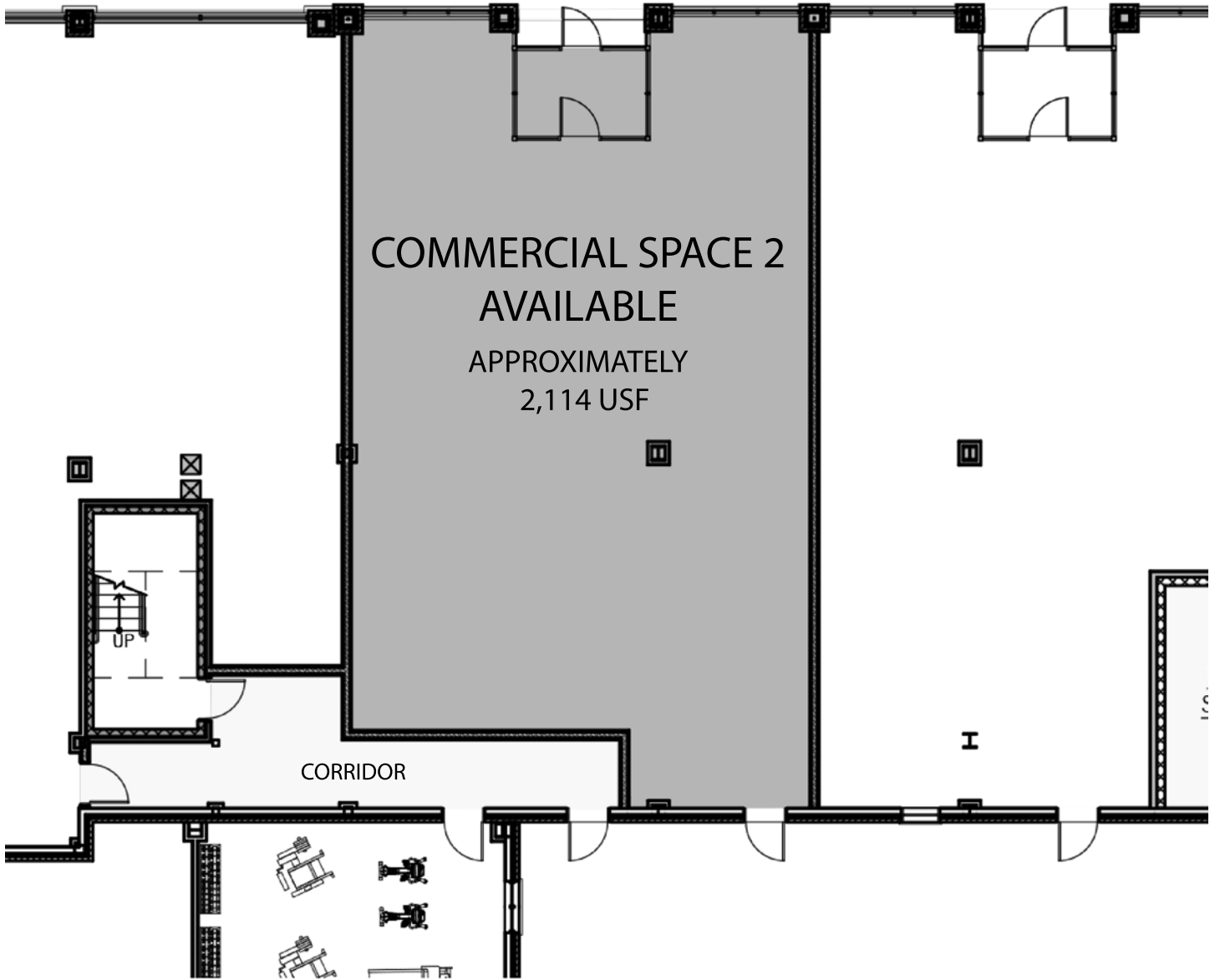


FIRST FLOOR PLAN

NOT TO SCALE

February 25, 2019





COMMERCIAL SPACE 2 - AVAILABLE

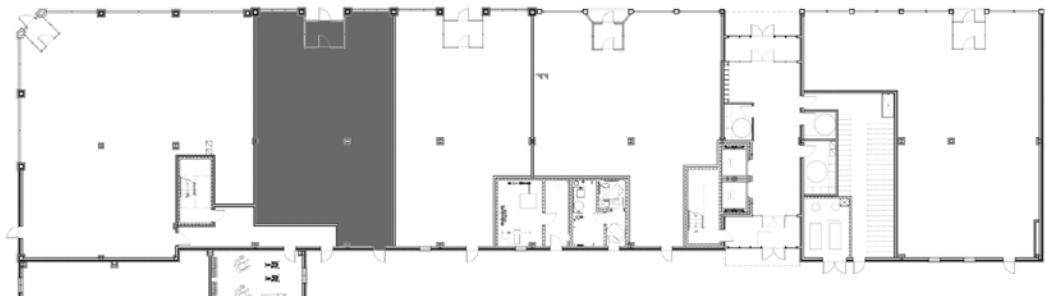
MILLRACE COMMONS - 799 SENECA ST - BUFFALO, NEW YORK

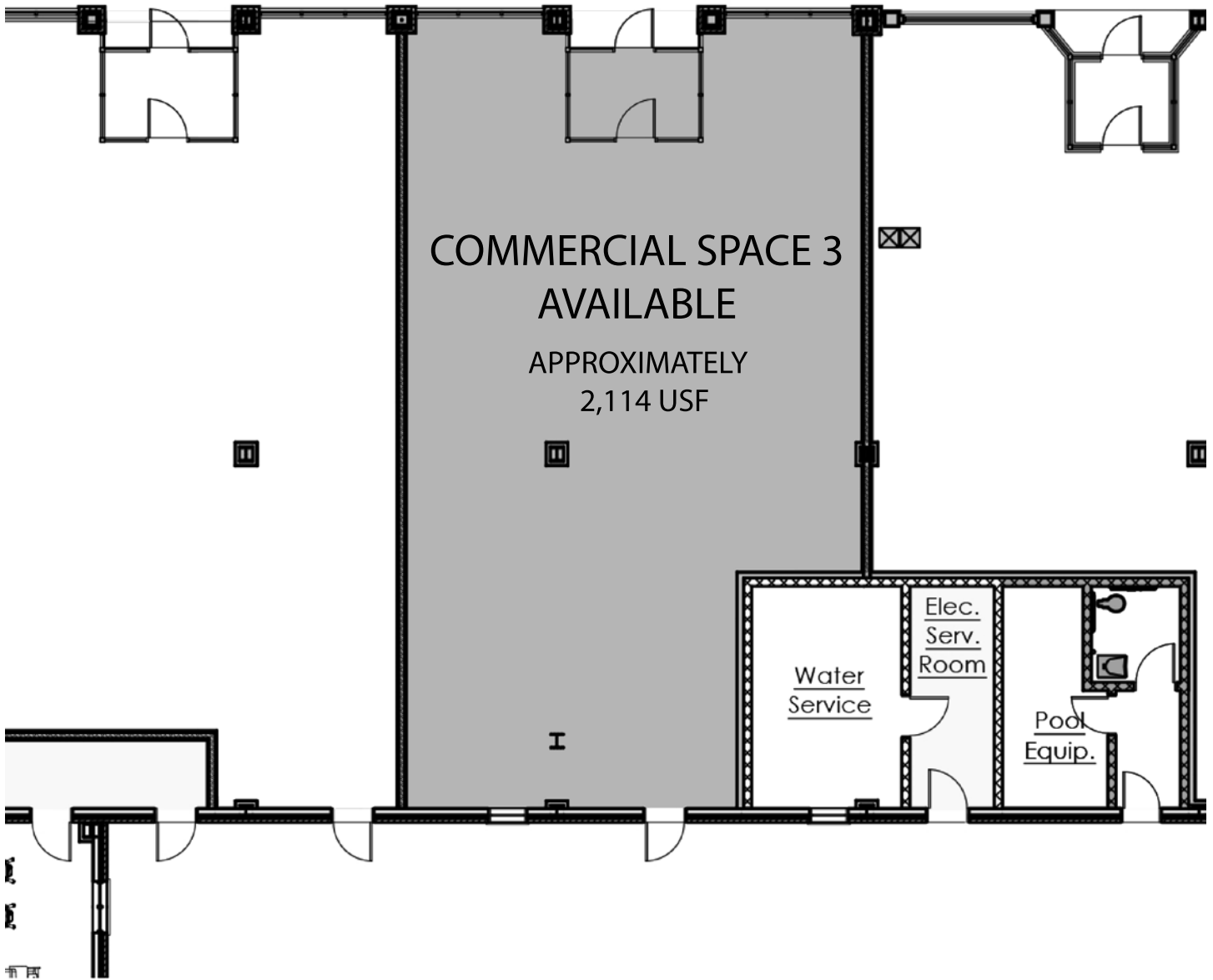


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COMMERCIAL SPACE 3 - AVAILABLE

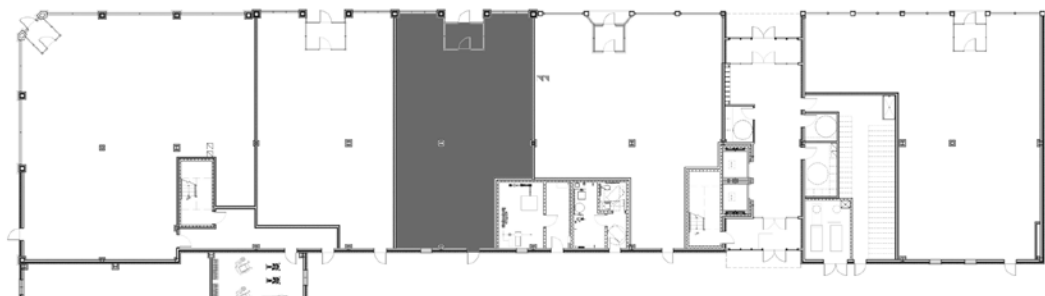
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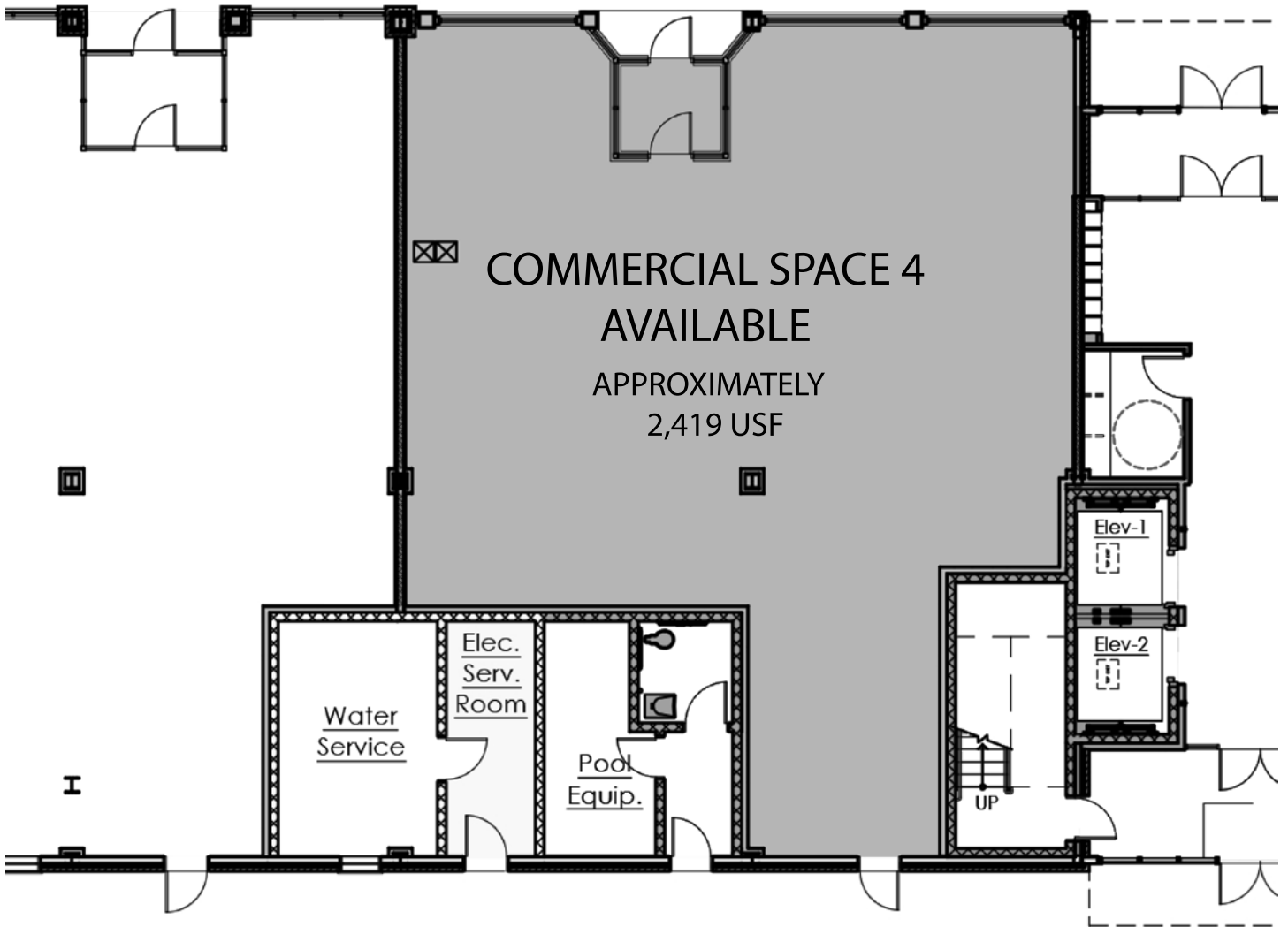


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COMMERCIAL SPACE 4 - AVAILABLE

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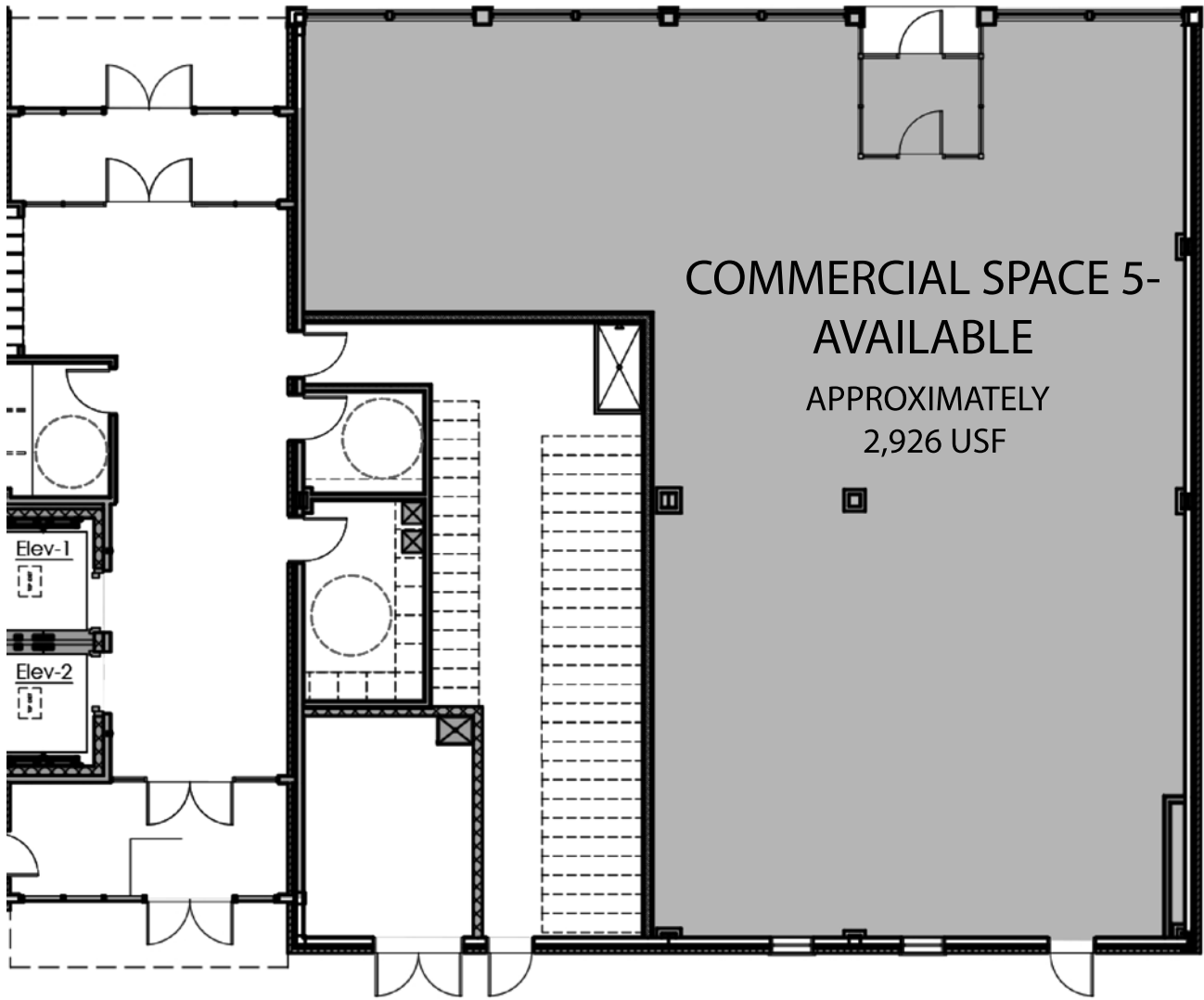


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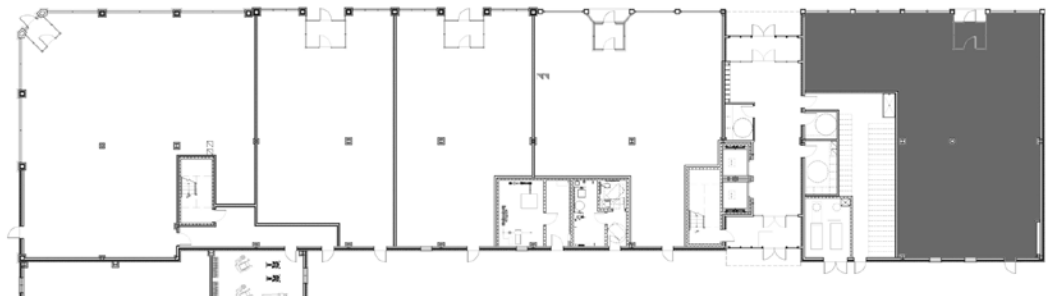


COMMERCIAL SPACE 5 - AVAILABLE

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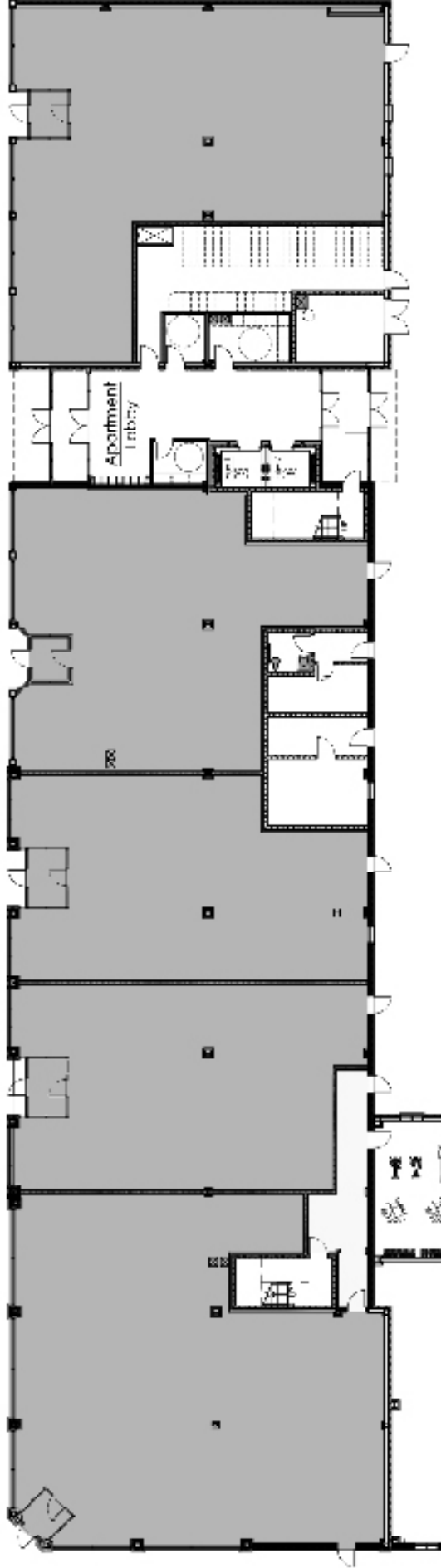


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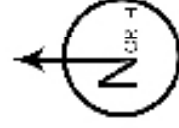


**COMMERCIAL SPACE
AVAILABLE**

APPROXIMATELY
13,125 TOTAL USF



FIRST FLOOR PLAN
NOT TO SCALE



COMMERCIAL SPACE - AVAILABLE

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