



Space for Lease
The Root Building
70 West Chippewa Street
5th and 6th Floors
Buffalo, NY 14210



Larkin Development Group Contacts:

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

Commercial Office Space Available for lease on the 5th and 6th floors at 70 West Chippewa Street, the historic Root Building in the Central Business District.

Building Highlights:

Located on Chippewa Street between Franklin and Delaware Ave. in downtown Buffalo. The Root Building is in close proximity to restaurants, coffee shops, hotels, theatre and several corporate headquarters including Delaware North and New Era.

The circa 1912 100,000 sq. ft. building was designed by Buffalo architects Esenwein and Johnson.

The building was fully restored by Larkin Development Group in 1999 and is managed by Larkin Development Group.

- Six floors, 12,000 sq. ft. per floor
- State of the art mechanical and communication infrastructure
- Ground floor food service operated by Emerson High School
- Floors 1-4 house the Emerson High School. This specialty high school is part of the Buffalo Public School System with a focus on culinary arts . The school operates an open-to-the public breakfast and lunch facility with onsite catering and banquet rooms available.
- Floor 5, full floor commercial office space.
- Floor 6 has a variety of commercial office suites.

Fifth floor suite available for lease:

The 5th floor is available for lease as a single tenant space. Fully furnished, class A office space of approx. 11,000 USF. Space includes a conference room, fully equipped kitchen, men's and women's bathrooms, reception space and onsite covered parking.

Rent includes: Fully grossed up, includes taxes, utilities and janitorial. Does not include internet or phone.

Building Operations: Offices accessible by entrance on Chippewa on East side of Building. Access is open during business hours, Monday- Friday, After hours and on weekends, doors and elevator accessible by swipe card. (exact hours to be confirmed)

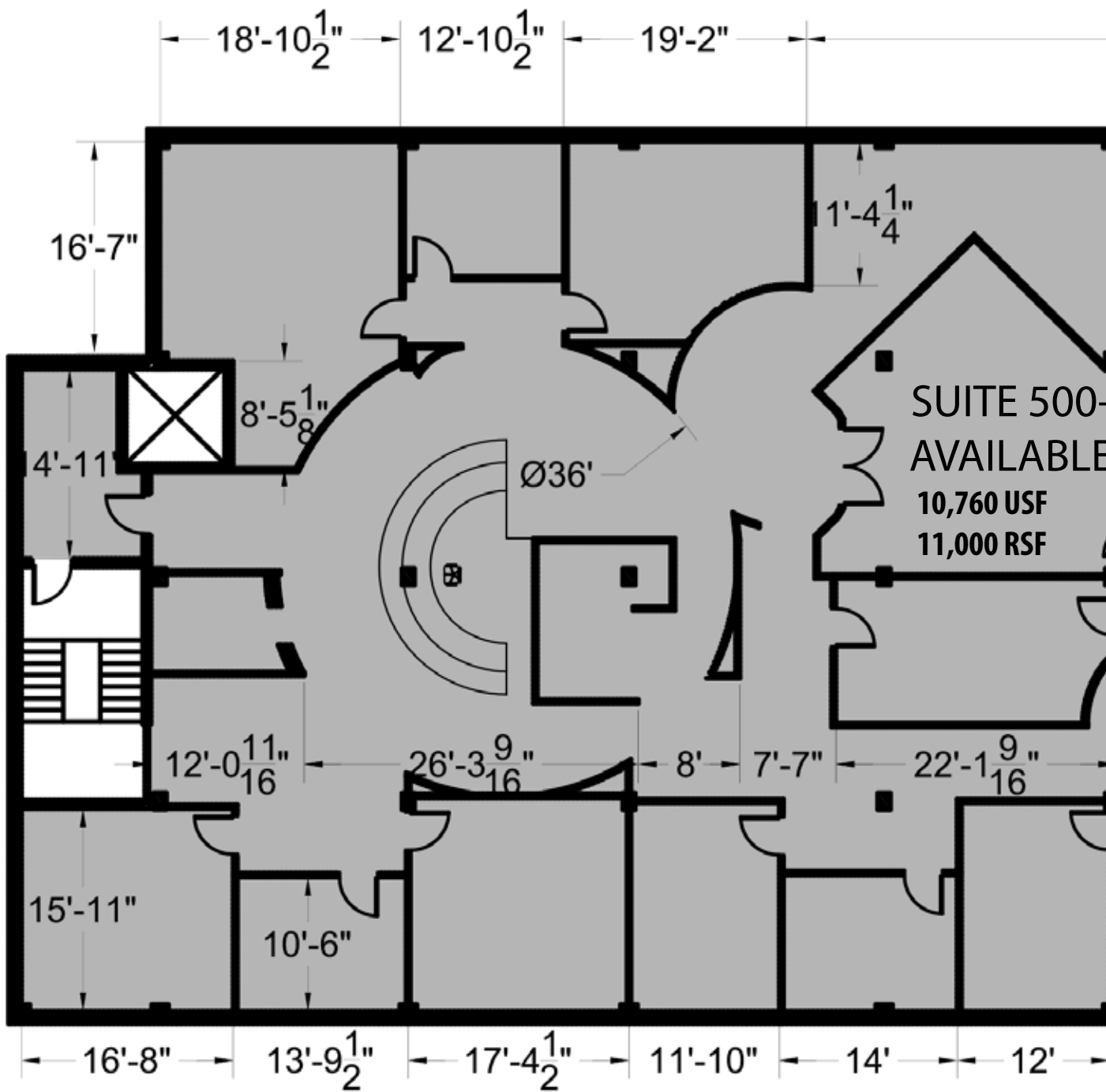
Sixth floor suites available for lease:

The 6th floor has undergone a recent refresh with a modern welcoming corridor, new carpet, paint, wall art and a shared break area. Shared restrooms located on the floor.

Parking: Each lease comes with the opportunity to lease one roof-top space in the ramp at 598 Main St. Corner of Main and Chippewa, 2 blocks east of 70 W. Chippewa at the discounted rate of \$75 per month during the length of the lease.

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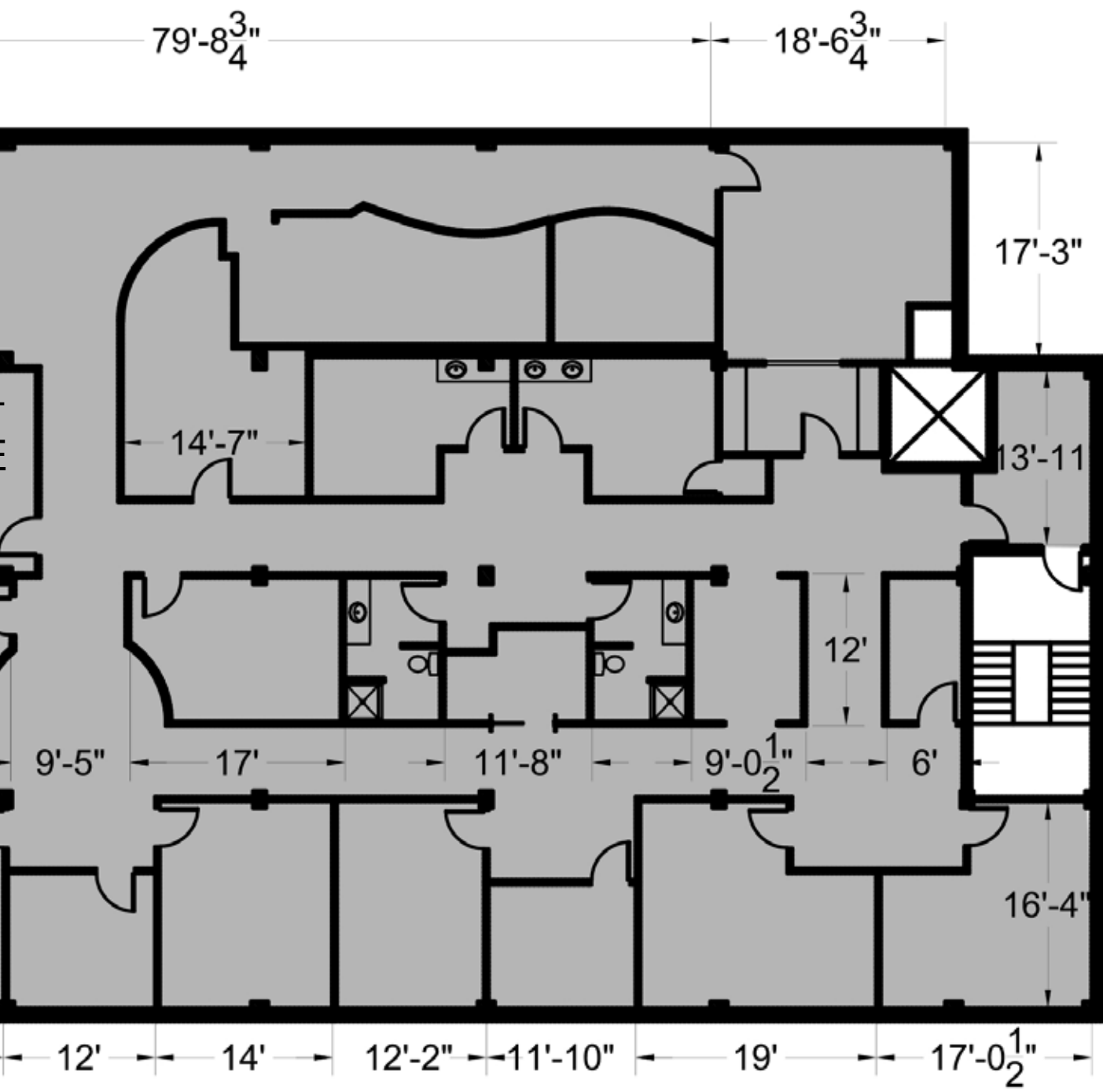
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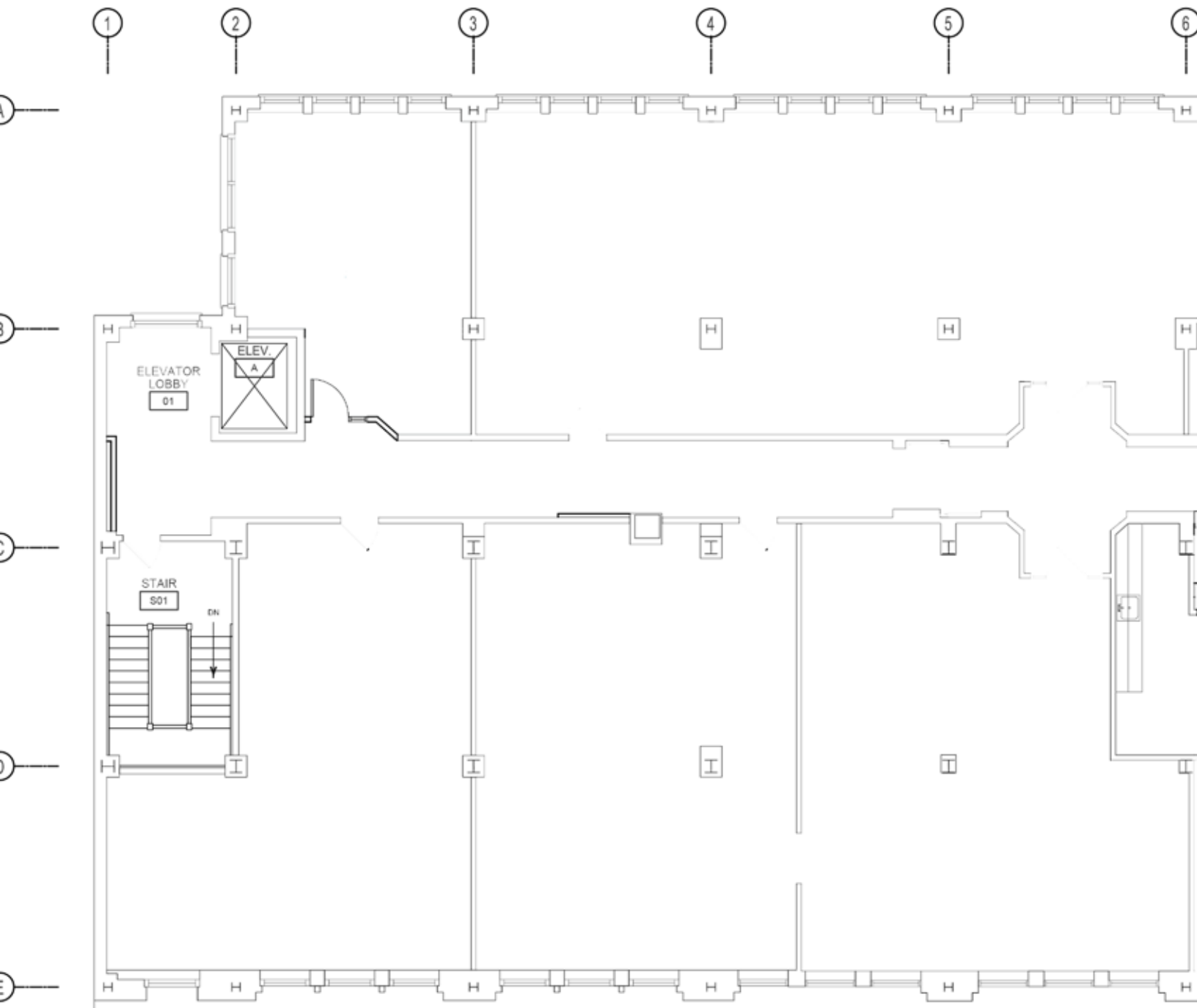
NOT TO SCALE

SUITE 500 - AVAILABLE

70w CHIPPEWA ST - BUFFALO, NEW YORK



Commercial Office Space Available- 6th Floor 70 West



70 West Chippewa - 6th Floor Plan

Chippewa Street, The Root Building

