



LARKIN

DEVELOPMENT GROUP

Larkin at Exchange Building
726 Exchange Street
Buffalo NY 14210

Grow your business in

Larkinville®

Work in Larkinville

The Larkin District has been undergoing a renaissance due to the redevelopment and revitalization of its buildings and streets.

For generations the neighborhood has been home to businesses and residences. Starting in 1827, “The Hydraulics”, as it was known at the time, took off as the center for business and commerce in Buffalo. The growth of the district continued with the founding of the Larkin Soap Company in 1876.

Starting in 2002, The Larkin Development Group has been at the forefront of the revitalization of the historic Larkin District, more affectionately referred to as Larkinville. Many of the warehouses and buildings have been redeveloped and repurposed into multi-use spaces for commercial office, residential, restaurants and light manufacturing. The new construction of Millrace Commons, which opened in 2021, has brought additional residential and retail to the neighborhood.

Businesses choose to locate their offices in Larkinville to enjoy Class A office space and great tenant amenities along with a vibrant work/play/live neighborhood. Businesses find working in Larkinville to be a great recruiting tool.



The Larkin at Exchange Building



The Larkin U Building



The Larkin at Exchange Building , 726 Exchange Street

The 600,00 sq ft, ten story tall building was constructed in 1912 as the Larkin Terminal Warehouse.

In 2002, Larkin Development Group purchased the building and converted it into class-A office space. The building now houses approximately 1500 tenants from a variety of businesses. Located in the heart of Larkinville, convenient to the I-190 Thruway and major NFTA bus routes. The Larkin at Exchange Building is adjacent to the Larkin U Building, Larkin Square, the Swan Street Diner, Hydraulic Hearth and many other retail amenities.

Larkin Development Group office tenants enjoy:

- Class-A office space
- EPA Energy Star Certification
- 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
- Abundant surface and ramp parking options for tenants
- Free visitor parking
- Conference Center available for tenant use
- Fitness Center with wifi and showers
- Lactation room
- Free bike share for tenants
- Full Service breakfast and lunch cafeteria
- Convenience Store
- On site daycare (operated by Valley Community Association)
- KeyBank bank 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.

LCO Building Amenities



Welcome Lobby + 24 hour staffed security desk



Breakfast and Lunch Cafeteria



Convenience Store, open 24/7 for tenants



Tim Horton's Express

Three conference rooms available for tenant use.



Fitness Center



Martin Conference Room



Heath Conference Room



Barton Conference Room

Onsite Daycare, operated by the Valley Community Association



Additional Retail amenities in the LCO Building



Zenger Downtown Printing



Larkin Salon



KeyBank Branch and ATM

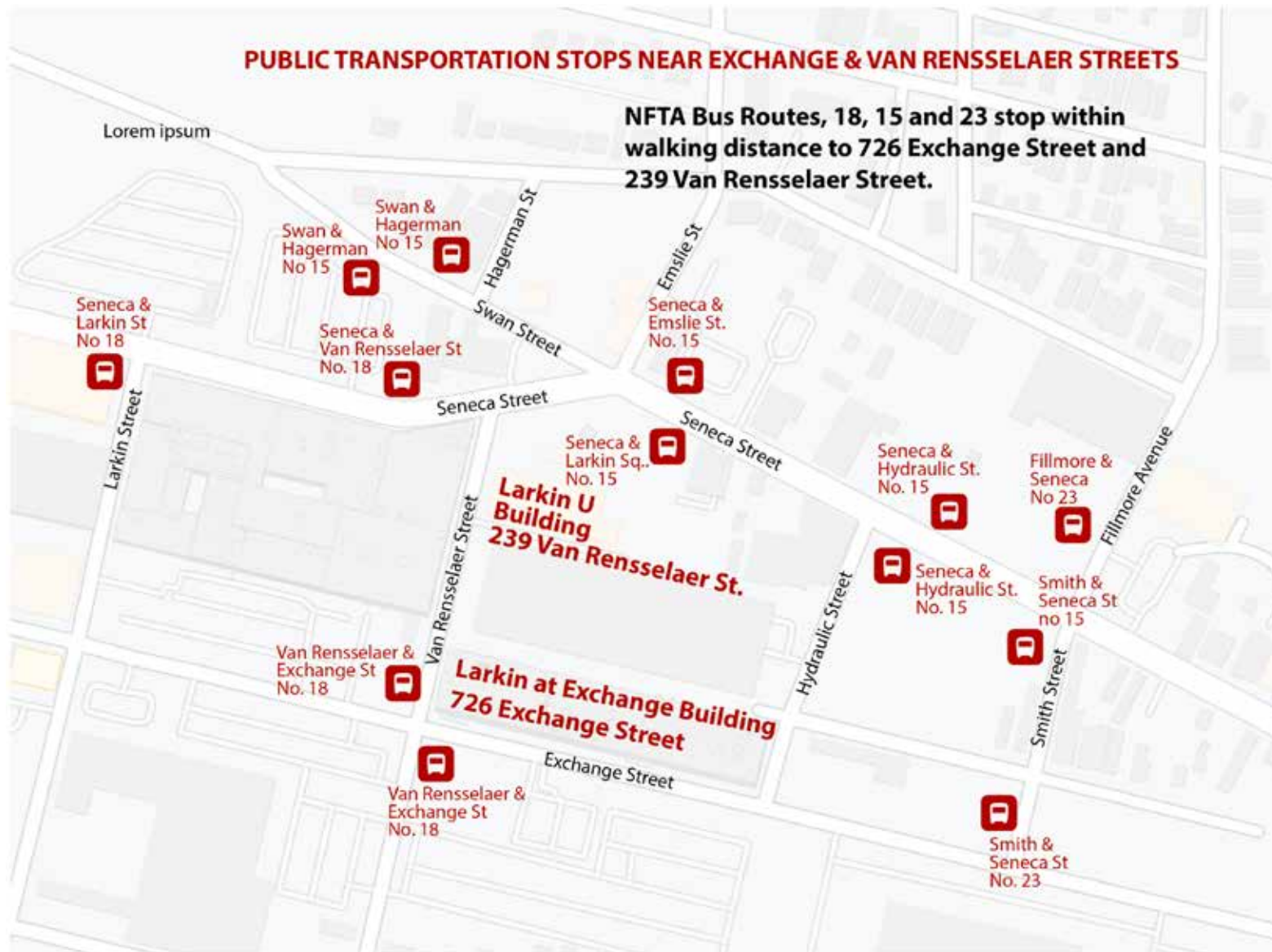
Employee Engagement

When you lease with us in the Larkin District, on top of Class A office space, an incredible hands-on Landlord and Property Management team, and countless amenities for your employees, the whole neighborhood becomes your office. With this many engaging programs, food options, retail destination and more just steps from your desk, work has never felt more balanced.





Convenient parking available for tenants in Larkin Development Group owned lots.



Public transportation bus stops in Larkinville.

Larkin Square

Larkin Square, located adjacent to the Larkin U Building, offers after work events such as Food Truck Tuesday, Live at Larkin Concerts, free fitness classes, markets and more!



Aerial view of Larkin Square, the Larkin U Building and the Hydraulic Hearth.



Live Music after work during the summer in Larkin Square.



Chef Darian Bryan serves up lunch from his "Jerk Hut" in Larkin Square.



Larkin Square, home to Food Truck Tuesdays and other popular outdoor events. Events are timed to start at the end of the work day, allowing for casual employee social gatherings or for employees to have their family and friends meet up at the events after work.



Neighborhood Attractions

Located across and down the streets from the Larkin U Building are numerous destinations and activities for employees to enjoy at lunchtime and after work.



The Hydraulic Hearth Restaurant and Beer Garden.



The Swan Street Diner, open daily for breakfast and lunch.



There are two pickleball courts in Larkin Square available for employees to use.



Space on Seneca offers outdoor yoga classes in Larkin Square. Fitness in the Parks also offers free fitness classes in the Square.

The Larkinville neighborhood continues to grow. In 2021 Larkin Development Group opened Millrace Commons with 70 rental apartments and ground floor retail, including The Plating Society, Magic Bear Beer Cellar, Toasted Cafe, Breathe Organic Salon, Blue Table Chocolates and additional food retail opening in 2023.

A block east, two buildings opened with six apartments and Paula's Donuts on the ground floor. DA Taste Taco will be opening in 2023.



Millrace Commons streetscape, 799 Seneca St., steps from the Larkin at Exchange Building.



The Lounge Shop



Magic Bear Beer Cellar



Toasted Cafe



Chef Darian Bryan operates both the Plating Society for private dining and services Jamaican inspired food in Larkin Square.



Paula's Donuts



Flying Bison Brewery. Host to a variety of events.



Blue Table Chocolates



Breathe Organic Salon

Recent Press

Over the years, Larkin Development Group has been featured in numerous local and national media. A complete listing of press over the years may be found at: larkinsquare.com/press/

Commercial Real Estate

Company of the Year: Larkin Development draws new tenants to Larkinville

Food Truck Tuesdays at Larkin Square embraces the old, the new and the turkey legs

Ben Tsujimoto Jul 7, 2021 Updated Oct 7, 2021 3

Popular chef announces new dining experience in Larkinville: 'It amazed me how many opportunities are here'

Millrace Commons brings new apartments to Larkinville

Food Truck Tuesdays are back starting July 13

Andrew Galarneau Jun 22, 2021 Updated Jul 14, 2021 8



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Larkin Development Group welcomes the opportunity to work with you to establish and grow your business in Larkinville.

For more information please contact

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