

**ELECTRIC TOWER**  
**535 WASHINGTON STREET**  
**BUFFALO, NY**

**- UP TO -**  
**26,584 SF**  
**AVAILABLE**

# LEASING



## Historic Downtown Buffalo Office Space Available

### A Landmark of Timeless Distinction!

One of the most recognizable buildings in the Buffalo skyline, the Electric Tower has returned to its original grandeur with a comprehensive restoration of the building lobby, common areas, and a full building mechanical system replacement featuring many "Green" upgrades. The building combines all of the modern office amenities desired by today's businesses, with the charm and character present only in a true landmark setting.

### Property Highlights:

- Award winning historic redevelopment project.
- Large and small floor plans with abundant natural light.
- Located in the central business district.
- Upgraded mechanical, electrical and telecommunications systems.
- Gated, adjacent parking with additional covered parking nearby.
- Easy access to and from downtown.



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