



Opportunity Summary

8 Walden Galleria
Walden Galleria
Buffalo, New York



Premier Location

Buffalo Niagara is a dynamic and resurging region offering gorgeous sights, creative arts, rich history, compelling sports teams, and the chance to be a part of the revitalization of a once exceptional region that is equipped to be one again. The region has unique assets, including its strategic geographic location on the Canadian border.



TOTAL
POPULATION
956,458



LABOR
FORCE
443,862



BACHELOR'S
DEGREE
19.8%



GRADUATE
DEGREE
16.2%

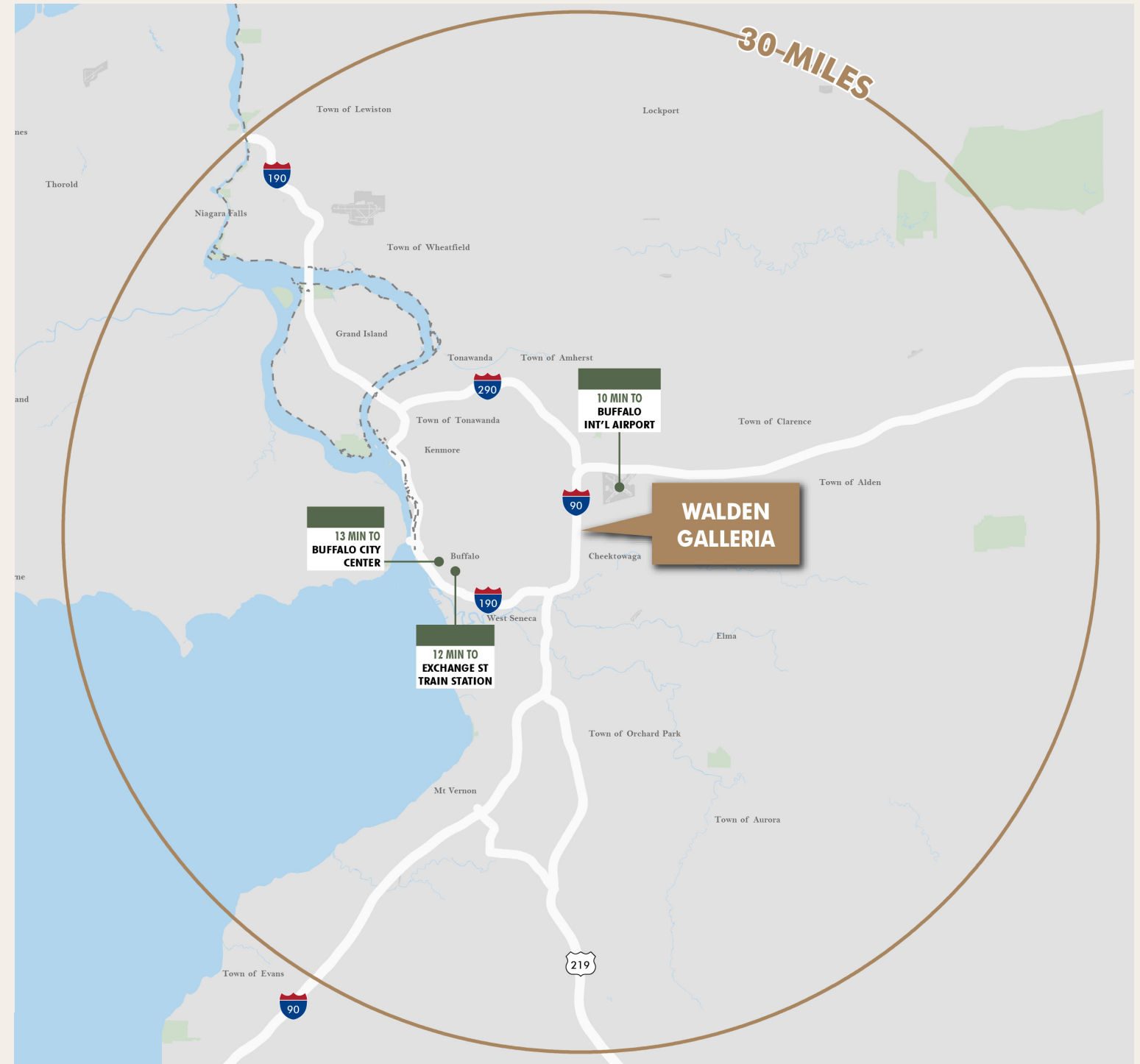


PROJECTED
POPULATION GROWTH
0.02%



MILLENNIALS
AGE 21-34
23.4%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

The site is directly connected to Walden Galleria, a vibrant mixed-use shopping destination, granting a future tenant access to over 1.6mm square feet of food, entertainment and retail options within a short walking distance.

EXISTING MALL AMENITIES

SERVICES

Over 200 retailers offer a variety of shopping and service options:



FOOD & BEVERAGE

12 dine-in and 17 on-the-go food and drink options including:

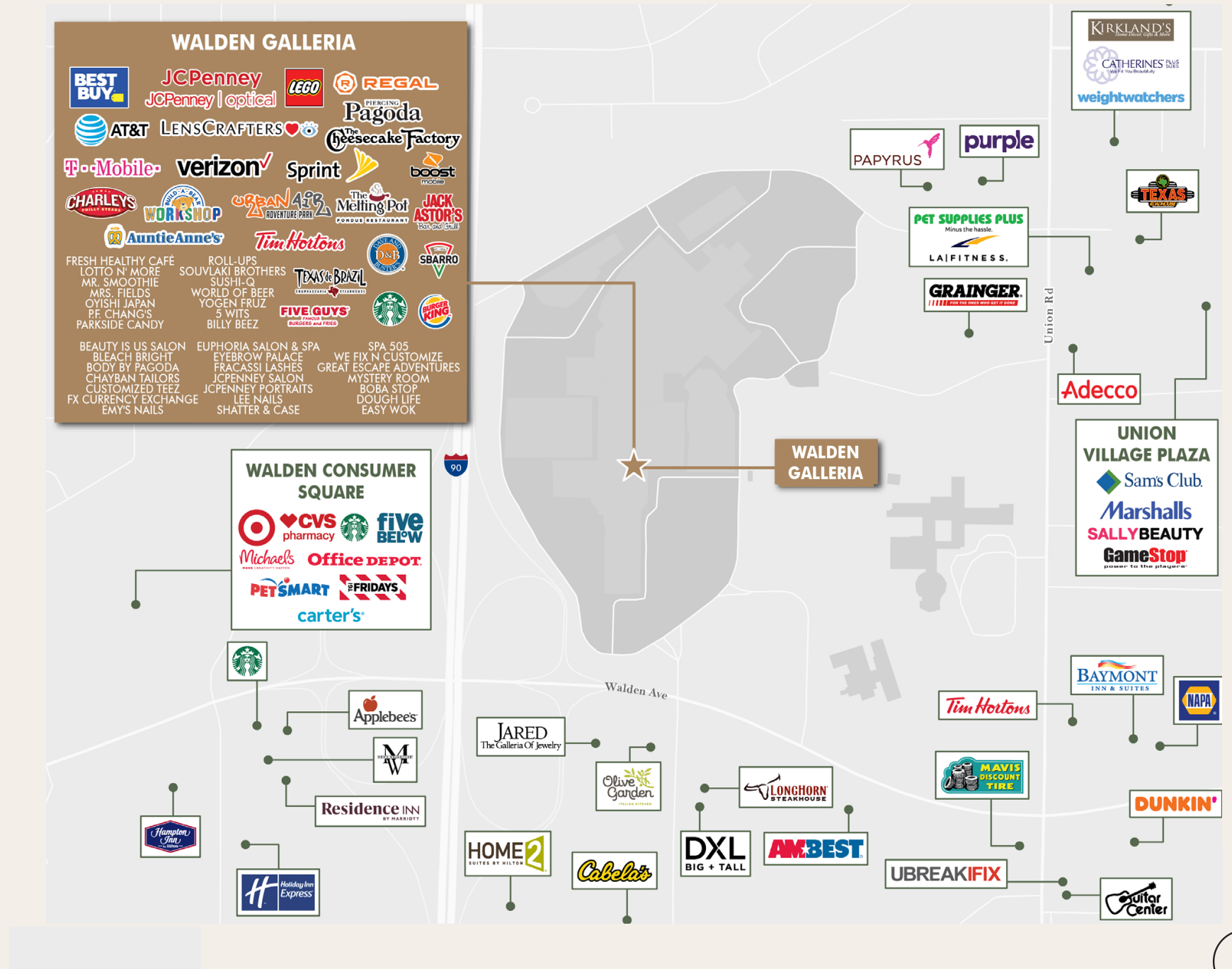


ENTERTAINMENT

Unwind with a handful of entertainment options on site including:



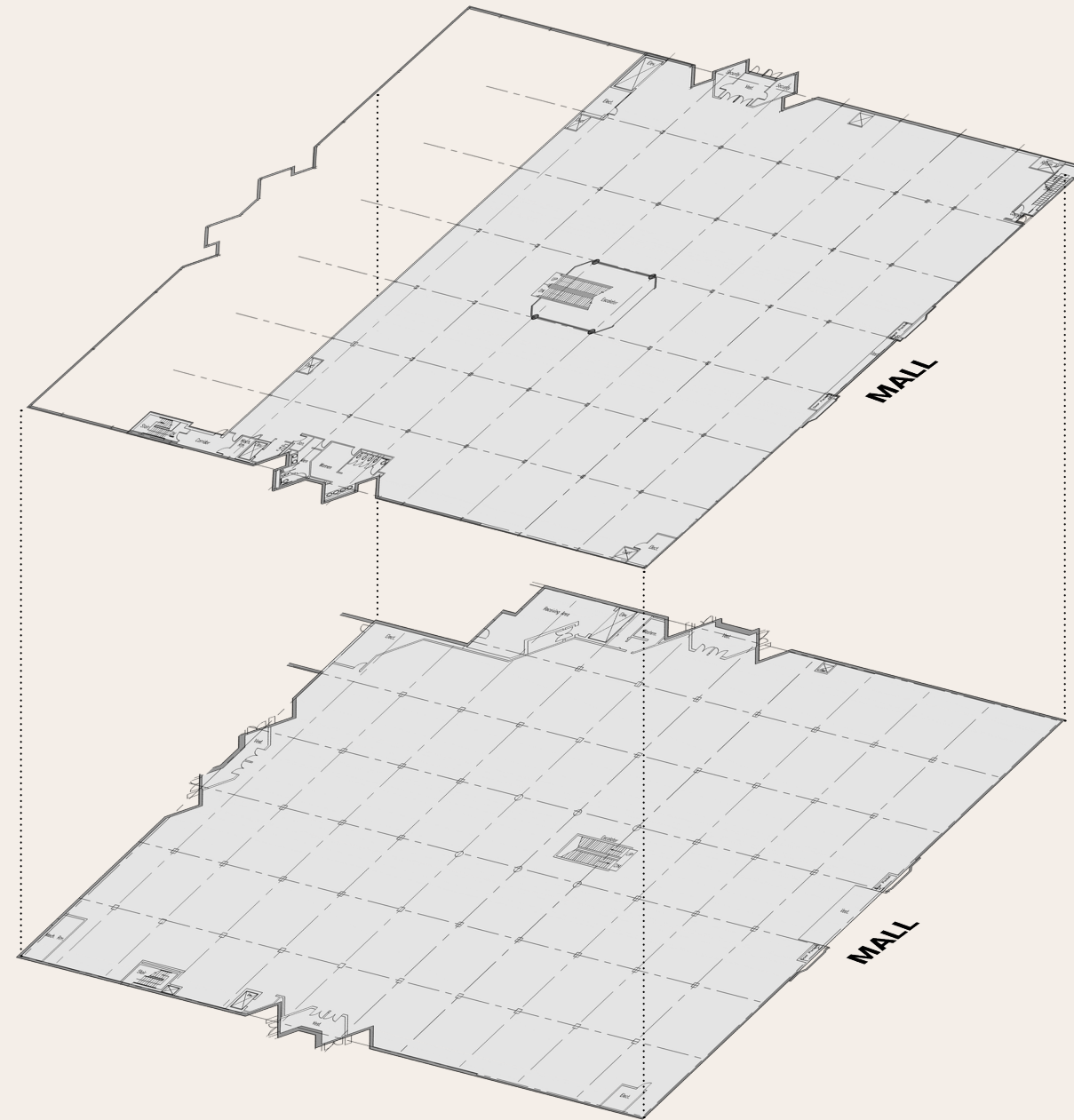
WALDEN GALLERIA



Specifications

PROPERTY INFORMATION

Site Acreage	5.51 Acres
Gross Leasable Area	99,534 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	407 existing parking spaces on-site



LEVEL 2 | **42,477 SF**
CEILING HEIGHT: 17'-10"



LEVEL 1 | **56,448 SF**
CEILING HEIGHT: 17'-10"



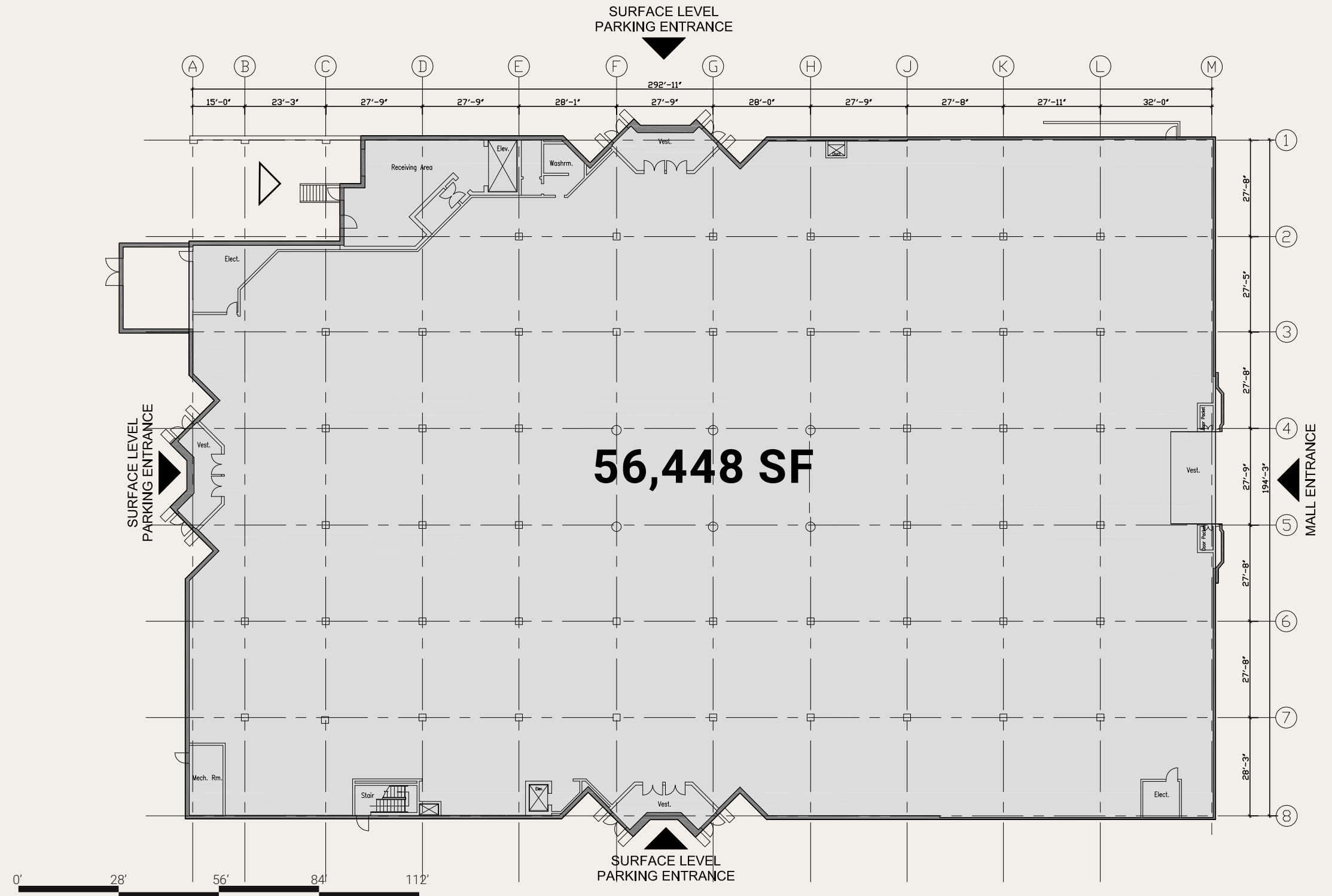
Existing Conditions

LEVEL 1
56,448 SF*

CEILING HEIGHT: 17'-10"
 COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



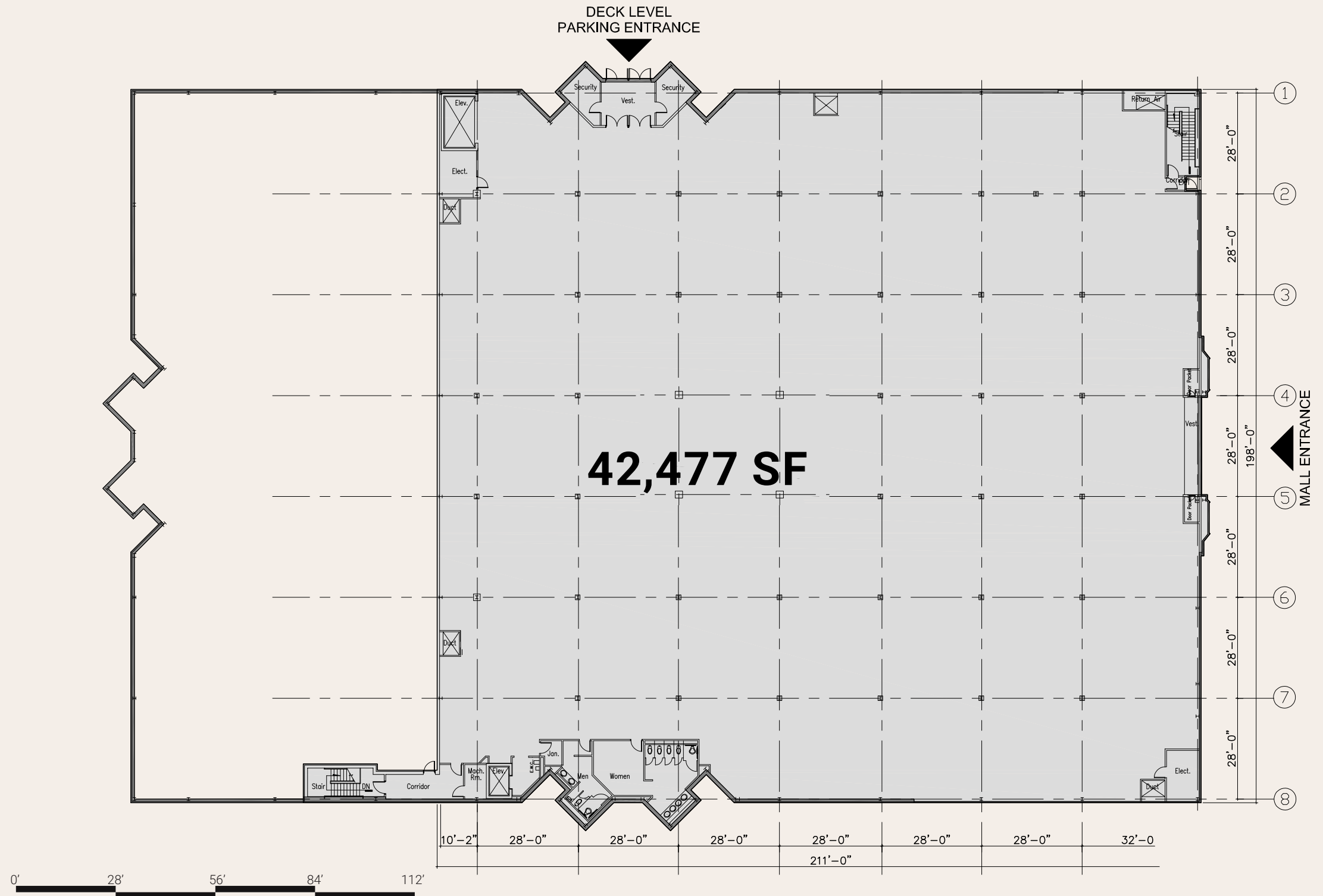
Existing Conditions

LEVEL 2
42,477 SF*

CEILING HEIGHT: 17'-10"
 COLUMN SPANS OVER 28'-0"

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements

Key Entrance





Leasing Contact

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