

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.



 $\overline{\mathbf{A}}$ BACHELOR'S DEGREE 19.8%

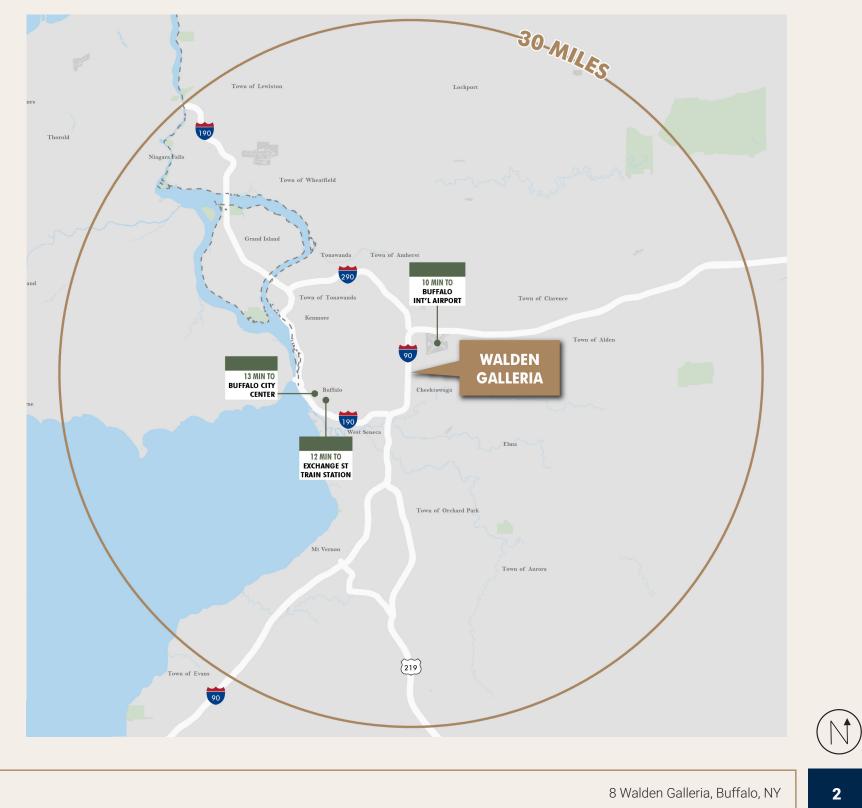
PROJECTED POPULATION GROWTH 0.02%

LABOR FORCE 443,862

ET. GRADUATE DEGREE 16.2%

MILLENIALS 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:



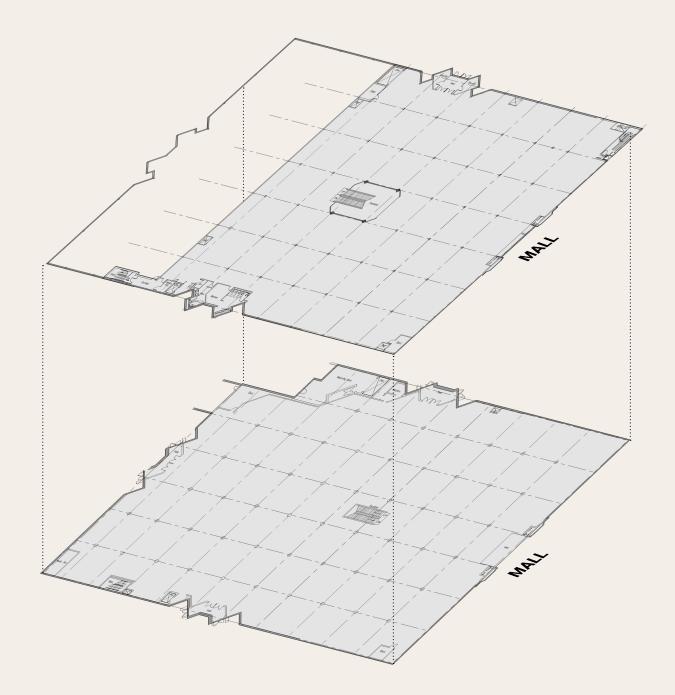
WALDEN GALLERIA	
JCPenney optical Control Pagoda	0
To-Mobile Verizon Sprint	
CHARLENS WITCHESTER WITCHESTER	
AuntieAnnes TimHotions	
FRESH HEALTHY CAFÉ ROLL-UPS LOTTO N' MORE MR.S.MOOTHIE SUSUAL BROTHERS MRS. FIELDS OYISHI JAPAN PE CHANGS PARKSIDE CANDY BILLY BEEZ COMPACTION COMPACTIO	
BEAUTY IS US SALON EUPHORIA SALON & SPA SPA 505 BLEACH BRIGHT EYEBROW PALACE WE FIX N CUSTOMIZE BODY BY PAGODA FRACASSI LASHES GREAT ESCAPE ADVENTURES CHAYBAN TAILORS JCPENNEY SALON MYSTERY ROOM CUSTOMIZED TEEZ JCPENNEY PORTRAITS BOBA STOP FX CURRENCY EXCHANGE LEE NAILS DOUGH LIFE EMY'S NAILS SHATTER & CASE EASY WOK	
WALDEN CONSUMER SQUARE	*
Michaels Office DEPOT	
PETSMART FRIDAYS	
carter's	
	Walden Ave
Applebees	IARED
	The Galderia Of jewelry
Hampton	HOME
Heidey Im Express	



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"

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Existing Conditions

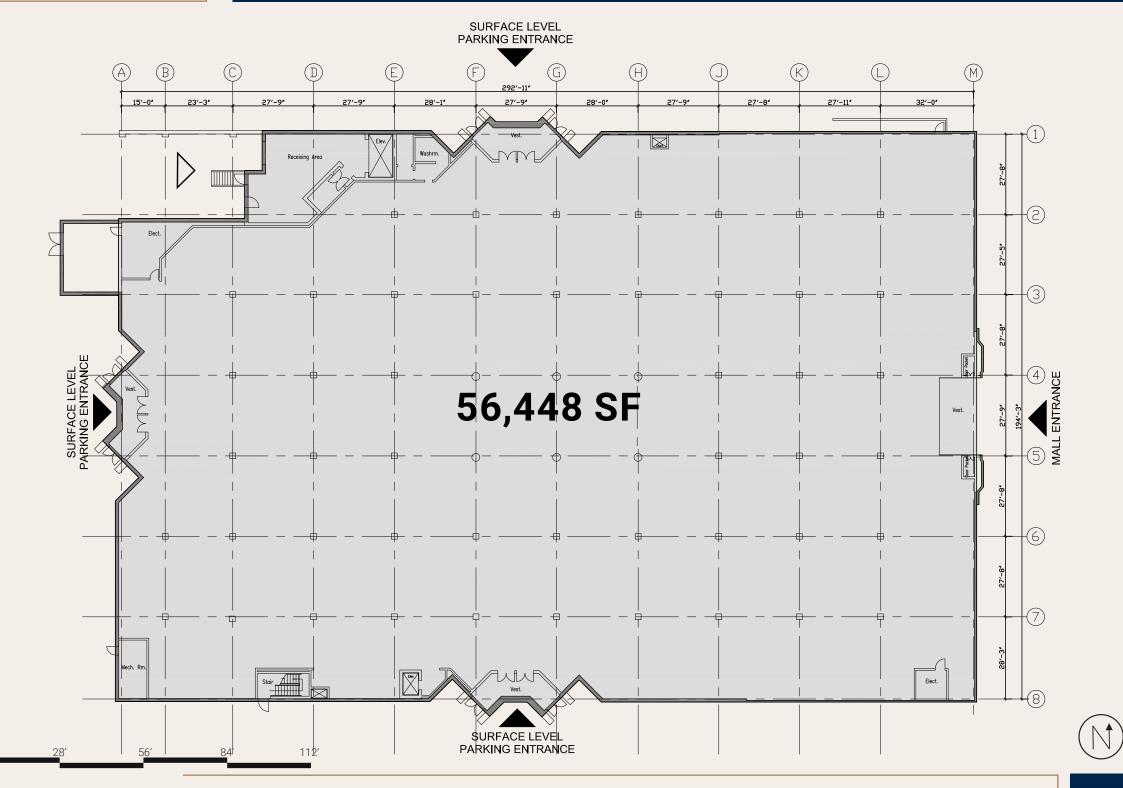
LEVEL 1 56,448 SF*

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



Loading

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



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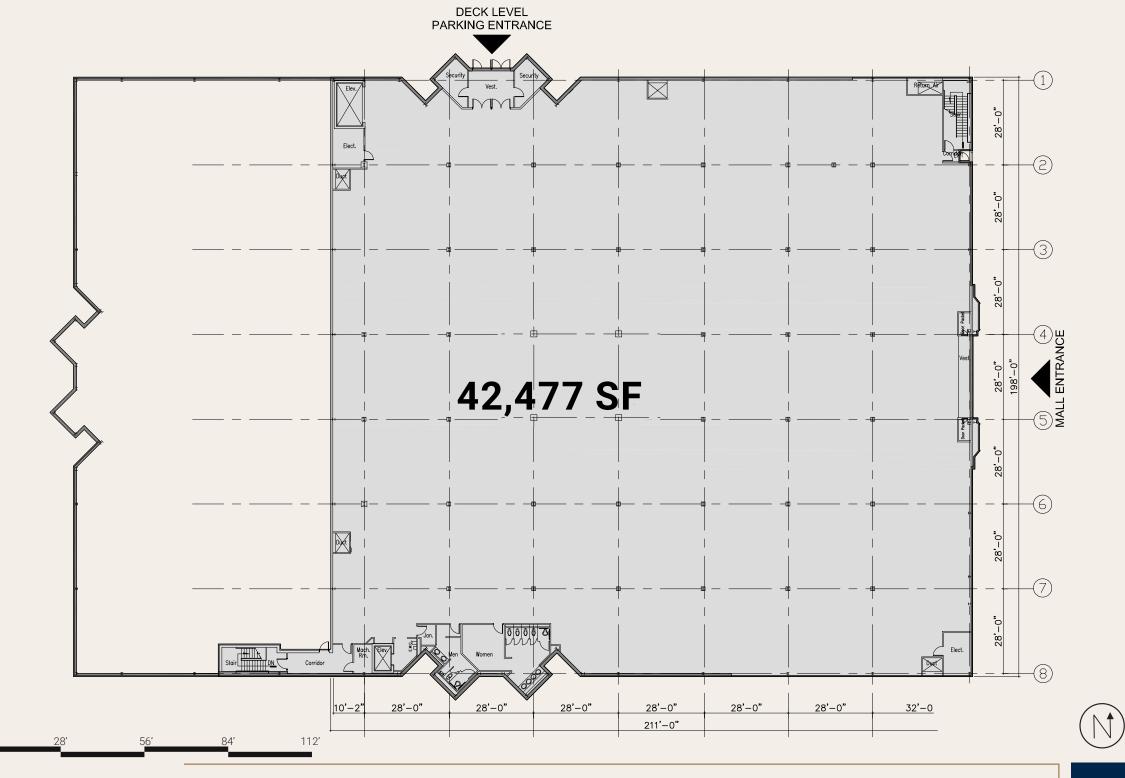
Existing Conditions

LEVEL 2 42,477 SF*

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

Key Entrance

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



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