

# SENECA ONE TOWER

WORK + LIVE + PLAY

PRELEASING FOR 2019

 **Douglas  
Development**  
CORPORATION

**CBRE** | Buffalo  
Part of the CBRE affiliate network

# SENECA ONE TOWER

## BUFFALO'S BEACON FOR BUSINESS

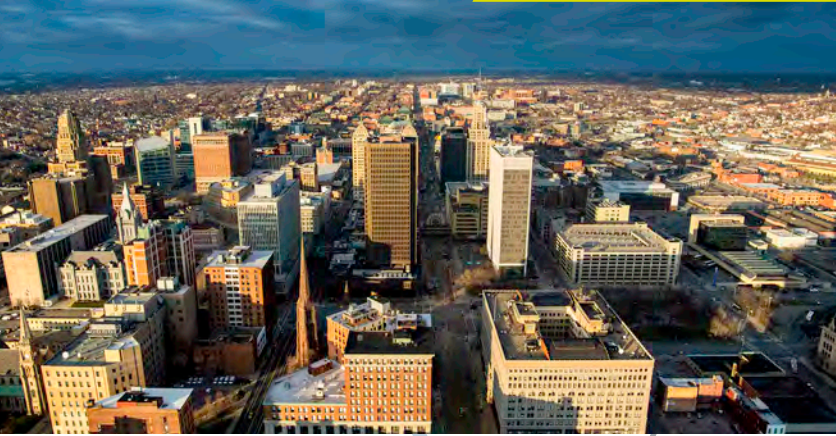
Seneca One Tower has dominated Buffalo's skyline since it opened in 1972 as the headquarters for Marine Midland Bank. At 38-stories and 896,000 square feet, this iconic structure is currently undergoing a transformation by Douglas Development Corporation into the premier 24/7 address in Western New York with a mix of Class A offices, over 100 residential units, and retail space.

Similar to the lighthouses that guide vessels along the shores of Lake Erie, CBRE|Buffalo and Douglas Development view Seneca One Tower as the beacon for the captains steering Buffalo's economic resurgence. A guiding light on the grandest scale, business owners can give their team the advantage of being able to work, live, and play at Seneca One Tower.



PRELEASING FOR 2019

## BUSINESS AT NEW HEIGHTS



Up to 600,000 SF of office space and open floor plans create limitless opportunities for companies looking to grow their business from the heart of the Queen City.

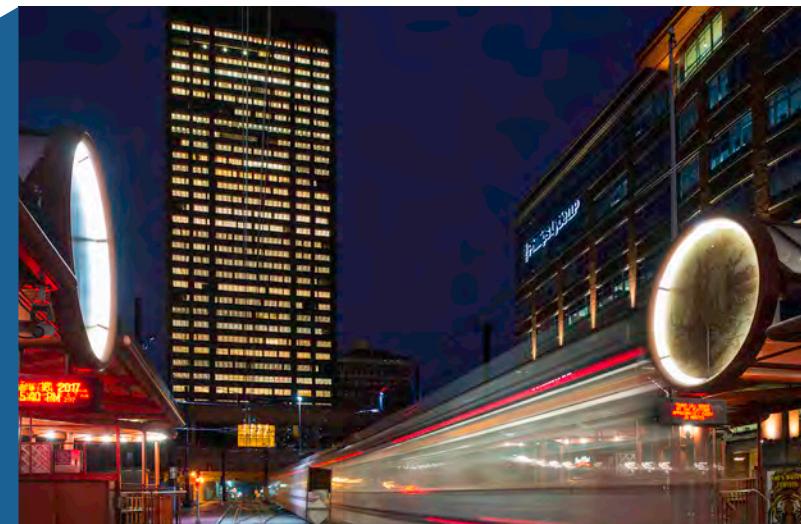
- 22,000 SF floor plates with amazing views of the city and Lake Erie
- Multiple connected floors with private stairwell access
- Landlord-owned, four-level parking ramp connected to the plaza
- Underground parking garage
- Multiple spaces to host business functions and events
- 15 passenger elevators
- Within walking distance of various government offices and just 1.2 miles from the Buffalo Niagara Medical Campus



## CONVENIENT COMMUTE

Seneca One Tower's location makes travel easy for staff, regardless of destination or preferred method of transportation.

- Located in proximity to two Metro Rail stations (Seneca & Erie Canal Harbor)
- Proximity to seven NFTA bus stops and multiple routes
- Nearby access to I-190 and Route 5
- 3 miles to U.S.-Canada border via Peace Bridge
- 500 feet to Amtrak station (BFX)
- 11 miles to Buffalo Niagara International Airport (BUF)



**WORK LIVE PLAY**

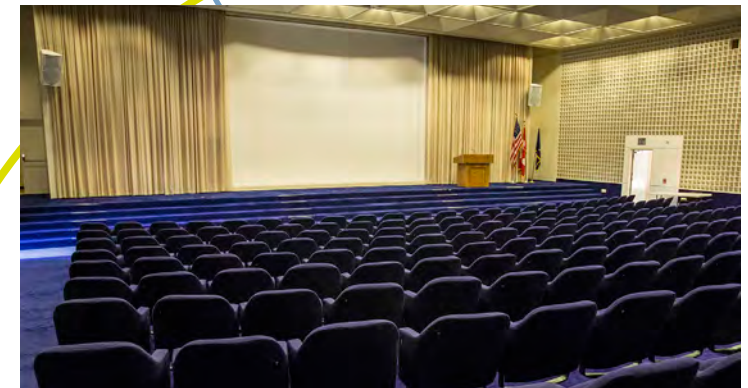
TENANT PERK: TOWER ILLUMINATION



## CORPORATE AMENITIES

Seneca One Tower provides office tenants with amenities that help their business make a statement in Western New York:

- 220 seat auditorium with A/V capabilities
- Ample space for corporate events in the lobby overlooking the Main Street cityscape and Canalside
- Illumination of the tower provides opportunities for a business to celebrate a big event or announcement and spread awareness of business initiatives by bathing the city's tallest structure with a colorful light display.

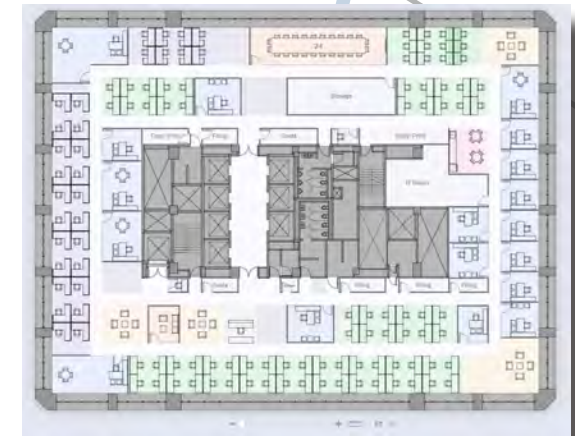
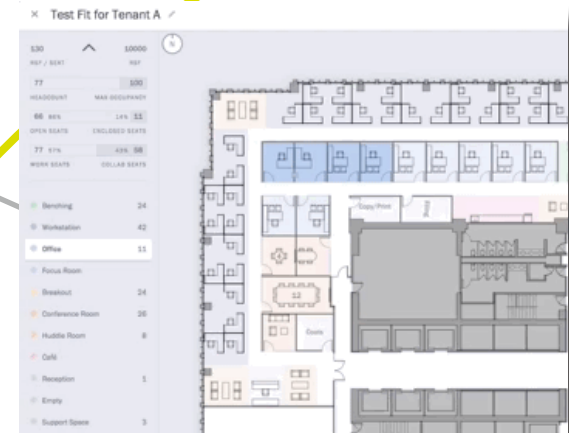


**WORK LIVE PLAY**

## TOUR WITH FLOORED

CBRE|Buffalo's proprietary tool, Floored, provides one-click, immersive 3D walkthroughs and accurate panoramic views from Seneca One Tower.

- Configure test fits in seconds that you can provide for future build-out
- Visualize layouts, furniture configurations, and finishes
- Measure any room in your plan right from your web browser
- Compare plans that comply with codes and make architect-approved layout decisions before an architect is hired



**WORK LIVE PLAY**

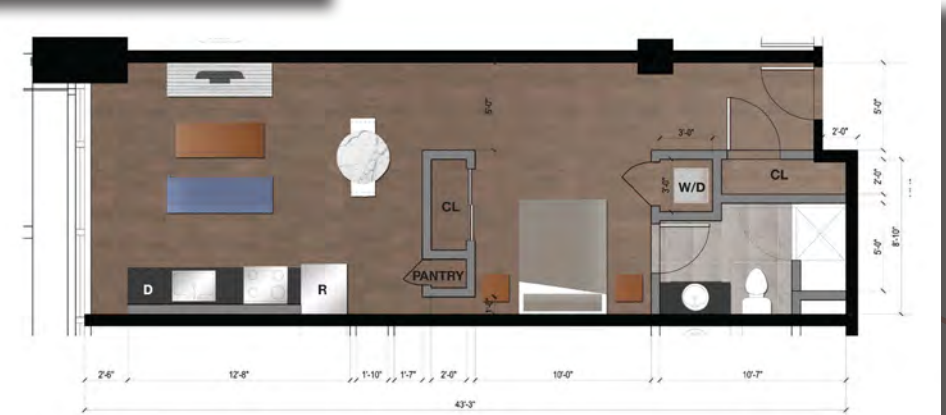
# LUXURY LAKEFRONT LIVING

One of the most exciting parts of the evolution of Seneca One Tower is the residential element to create a neighborhood feel in downtown Buffalo. Construction is already underway on the creation of 100 new apartment units in the tower's ancillary building and the potential to add more units in the future.



## LOFTS@SENECA ONE

- Mix of studio, 1-bedroom, and 2-bedroom apartments
- Open floor plan concept for living and kitchen spaces
- Residential lobby secured with FOB access and security personnel
- Common space for all residents including: lounge, tech room and cafe
- Washer and dryer in each unit
- Elevator access to underground tenant parking



WORK **LIVE** PLAY

## BUFFALO'S PLACE TO PLAY

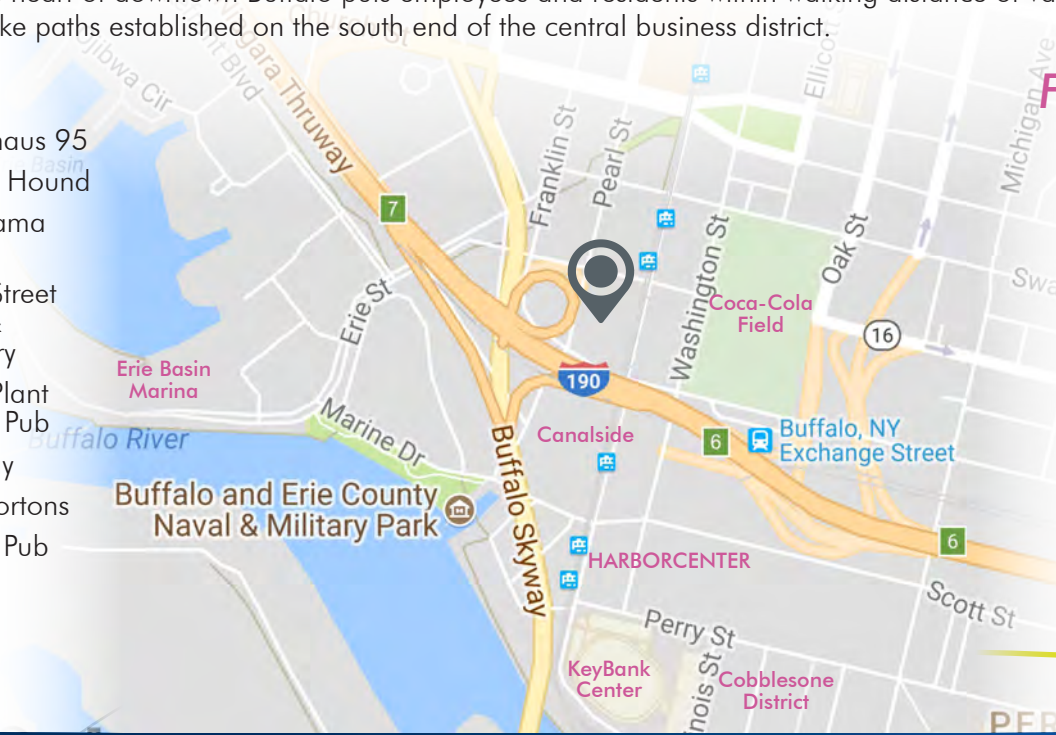
Seneca One Tower's location in the heart of downtown Buffalo puts employees and residents within walking distance of various options to unwind at numerous restaurants, parks and bike paths established on the south end of the central business district.

### GRUB & PUB

- (716) Food & Sport
- Brawler's Deli
- Buffalo Iron Works
- Cobblestone
- Consumer's Pub at the Park
- E-Cafe at The Glenny
- Elements
- Lagerhaus 95
- Liberty Hound
- Panorama on 7
- Pearl Street Grill & Brewery
- Pizza Plant Italian Pub
- Subway
- Tim Hortons
- Union Pub

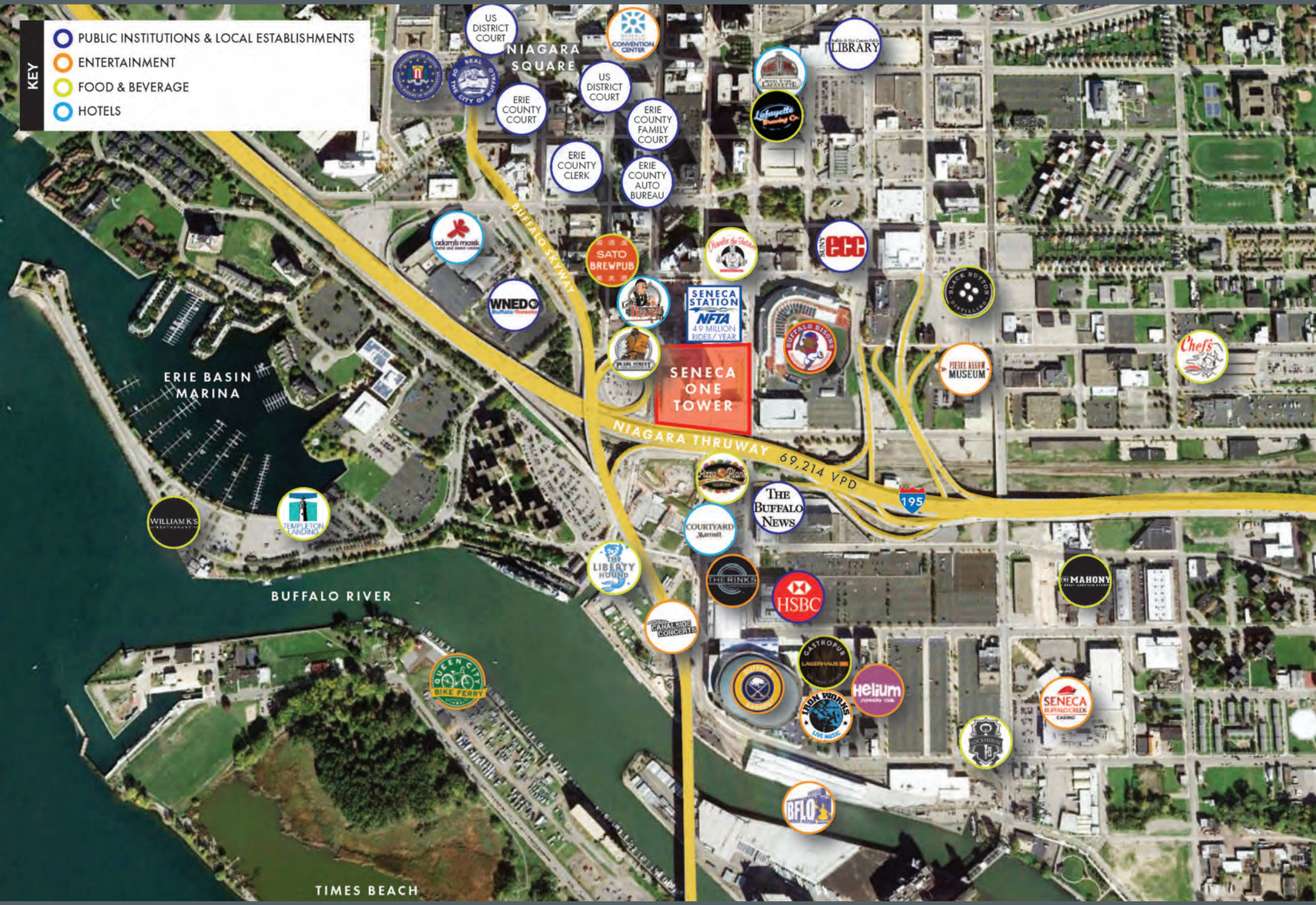
### FUN & GAMES

- Buffalo Bandits lacrosse at KeyBank Center
- Buffalo Bisons baseball at Coca-Cola Field
- Buffalo Sabres hockey at KeyBank Center
- Buffalo and Erie County Naval and Military Park
- Canisius College hockey at HARBORCENTER
- Canalside - concerts, ice skating, events
- Erie Basin Marina
- Helium Comedy Club



WORK LIVE **PLAY**

- KEY**
- PUBLIC INSTITUTIONS & LOCAL ESTABLISHMENTS
  - ENTERTAINMENT
  - FOOD & BEVERAGE
  - HOTELS



**WORK LIVE PLAY**



## DOWNTIME DOWNSTAIRS

Douglas Development's vision for Seneca One Tower is to create a place where you can enjoy a happy hour cocktail and some retail therapy after hours with approximately 102,000 SF of new space introduced at the plaza and Exchange Street levels.

These new retail opportunities will include a mix of national chains and local stores with a possible grocery store tenant, restaurants/bar, and large retailers utilizing urban store models.



### SENECA ONE

Buffalo, New York

Douglas Development | Consultant - Arturovecchi Associates | 2017 | © 2017

OVERALL PLAZA PLAN

NORTH (June 16, 2017)



1000 F Street



The Atlantic Building



The National Union Building



The Marlo Building



Uline Arena



915 Street



Wonder Bread Factory



The Hecht Warehouse



Manhattan Laundry Building



Woodies Building



*Enhancing Communities and Creating Dynamic Places Since 1985*

## About Our Company

For three decades, Douglas Development Corporation has garnered redevelopment successes in the District of Columbia, as well as in suburban Virginia and Maryland. Douglas Development has earned a reputation for revitalizing underdeveloped, emerging areas and continues to win praise from local government authorities, community members, neighbors, and the real estate community at large.

Founder and President Douglas Jemal established Douglas Development in 1985. While the company remains a privately operated and family-owned and controlled company, it has since grown into a fully integrated real estate company with over 100 employees, expanding to New York, New Jersey and Pennsylvania.

With current portfolio of more than 10 million leasable square feet and more than 5 million square feet of developable real estate in the pipeline, Douglas Development is well-established as one of the most dominant and successful real estate developers in the Washington Metropolitan area.



## SENECA ONE TOWER

 **Douglas  
Development**  
CORPORATION

Retail & Residential Leasing:  
Douglas Development  
202-638-6300

**CBRE** | Buffalo

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[cbre.us/senecaonetower](http://cbre.us/senecaonetower)

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