

# WAREHOUSE 210

UPSCALE DOWNTOWN



210 Ellicott St. Buffalo NY 14203

## DOWNTOWN OFFICE SPACE FOR SALE

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## WHERE BUSINESS GETS DONE

**Warehouse 210** is ideally situated in the heart of downtown Buffalo – Upstate New York’s most prominent center of commerce, government, courts, culture, and entertainment. The high concentration of local, regional, and State public institutions, as well as private employers, make downtown Buffalo and **Warehouse 210** the perfect location for any business or organization that requires proximity and a prominent address.

The property is quickly accessible from anywhere in the region via the 33 Kensington Expressway (15-minutes to the airport), the I-90 Thruway, the international Peace Bridge to Canada, and the metro light-rail and bus network.

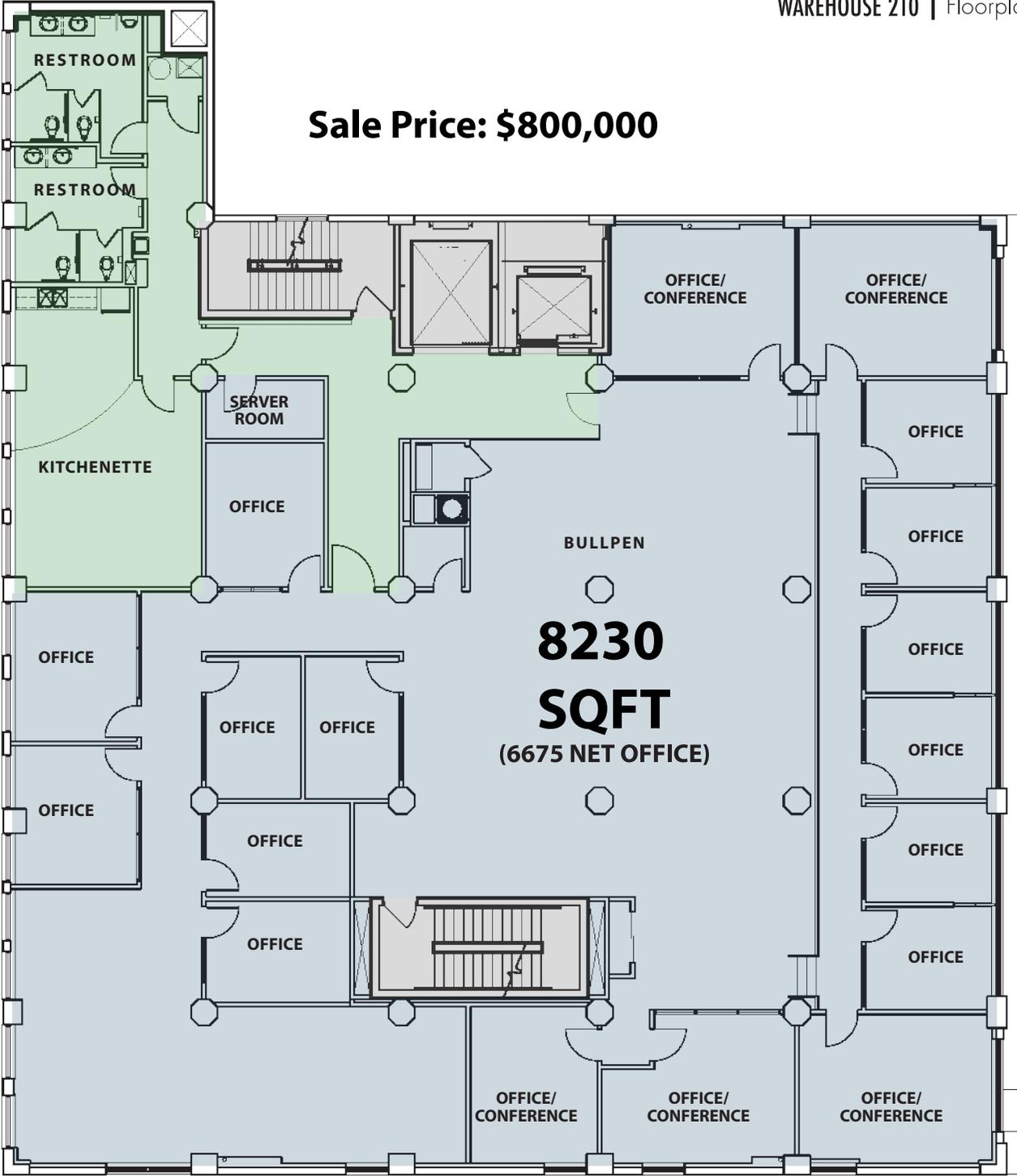
Immediate surroundings include the Hotel Lafayette and its associated amenities such as Public Espresso and the Lafayette Brewing Company; ample additional parking in the City-owned Adam’s Parking Ramp; the Erie County Public Library; iconic public spaces such as Lafayette and Niagara Squares; and a wide array of restaurants along the Ellicott Street spine such as Tappo, Big Ditch, Deep South Taco, Toutant, Marble and Rye, Caza Azul, and Sea Bar.

New development projects in the immediate vicinity of Warehouse 210 such as 201 Ellicott across the street, the redevelopment of the former AM&As building around the corner, and the overhaul of Fireman’s Park down the block will continue to elevate the value of this corner of downtown over the next few years.

**Join the renaissance with your very own piece of downtown.**



**Sale Price: \$800,000**



- 9 onsite parking spaces (2 covered). Additional parking available at adjacent Adam's Ramp parking garage.
- Basement storage
- Ex officio seat on Condominium Board
- Seller has established architecture and construction management companies and is able to assist purchaser with space studies, layout design, and any required build out modifications for a seamless turnkey experience.
- No load bearing walls — space easily reconfigured to accommodate layout needs.
- Office suite already wired with fiber optic service for unlimited bandwidth.





**Autonomy and Certainty.** Customize the space to meet your needs and provide certainty for business planning. No longer worry about landlord approvals, lease renewals, fluctuating rental rates and terms, moving costs and timelines, and general availability in the market place.

**Income and Wealth Creation.** Rent or buy, your business will have a cash outlay for space. Turn this liability into an asset by putting it to work for you instead of your landlord.

- **Annual Cash Flow.** Diversify income stream with passive rental income, or forgo cash flow profits to provide your business with the lowest possible occupancy costs.
- **Wealth Creation.** Generate wealth for yourself instead of your landlord.  
Equity: Rental income pays down your mortgage principal, building equity in the asset.  
Appreciation: Profit from long term appreciation as downtown continues to grow.

**Additional Tax Benefits.** Maintain your standard business deductions (ie. rent), and shelter real estate income through depreciation and other available deductions (real estate, HOA fees, etc.).

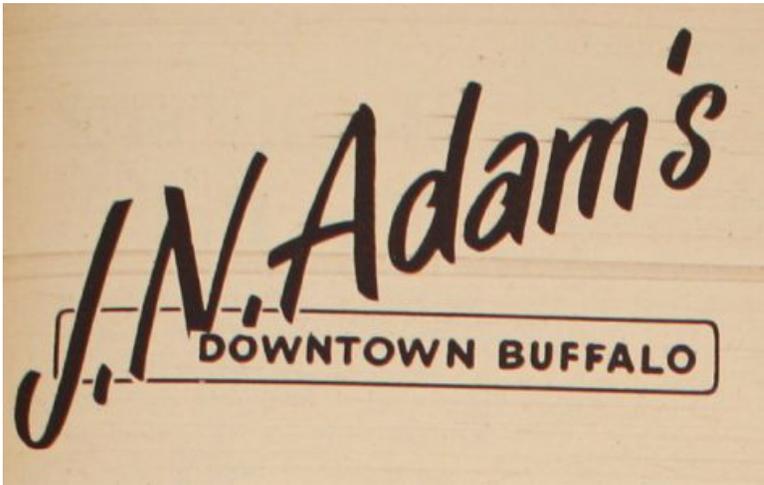
**Opportunity Zone Eligible.** Warehouse 210 is located in a newly created Federal Opportunity Zone, providing new or expanding business with a distinct advantage for raising capital. By reinvesting taxable income from the sale of other assets (stocks, real estate, etc.) into the creation or expansion of a new business in an Opportunity Zone, investors can:

- Defer capital gains until 2026 and reduce their tax liability on said gains by up to 15%
- Permanently forgo any capital gains accrued on the new business investment if held to 2026.

**Condominium Structure.** Owning a condominium provides the financial benefits and autonomy of ownership, without the hassles and headaches of property management. Condo dues support a professionally managed building, blanket property insurance coverage, and capital reserves to cover ongoing repairs and maintenance. Please see condo budget for an itemized breakdown.







Original Owner of Warehouse at 210 Ellicott



Loading Docks Built For Larger 1920s Trucks

Originally constructed in 1913 for the J.N. Adam Company, a local and national retailer, **Warehouse 210** is listed on the **National Register of Historic Places** due to its reinforced concrete industrial architecture, of which it is an early and distinguished example of. While concrete as a building material dates to Roman times, the introduction of steel reinforced concrete construction at the turn of the 20th Century dramatically changed America's urban landscape and the definition of how buildings could look and function. **Warehouse 210** is among the first generation of this building class.

The use of a concrete structural frame was innovative in that it afforded greater flexibility to a building, allowed large expanses of windows and open interior spaces that were previously unimaginable, and admitted sunlight deep into a building – all of which are core defining elements of **Warehouse 210**. In addition to its functional advantages, the eventual rise in popularity of concrete structures is linked to the development and rise of modern principals of architecture and design, which strive for an honest expression of form. **Warehouse 210's** clean modern lines express form, function, and materials, and provide a distinct presence on the streetscape. This is in contrast to the prevailing structural form at the time and many of its adjacent contemporary buildings, which were dominated by heavy and highly eclectic exterior elevations and dense interiors.

In addition to its reinforced concrete structural frame and aesthetics, other elements of the building's design were quite forward looking and demonstrate the development of new and innovative transportation technology of the time. In 1913, the use of large trucks to transport goods more efficiently than the predominating horse-drawn wagons was a relatively new concept, and **Warehouse 210's** recessed street level truck docks were designed to accommodate them. Additionally, the incorporation of emerging technology of vertical freight transportation by means of reliable, electric freight elevators enabled **Warehouse 210** to efficiently provide 72,000 square feet of warehouse space on a constrained 9,000 square foot downtown parcel - a ratio of one to eight that is believed to be unprecedented in downtown Buffalo at the time.

