

SENECA ONE TOWER

WORK LIVE PLAY

BUFFALO'S BEACON FOR BUSINESS

 **Douglas
Development**
CORPORATION

CBRE | Buffalo
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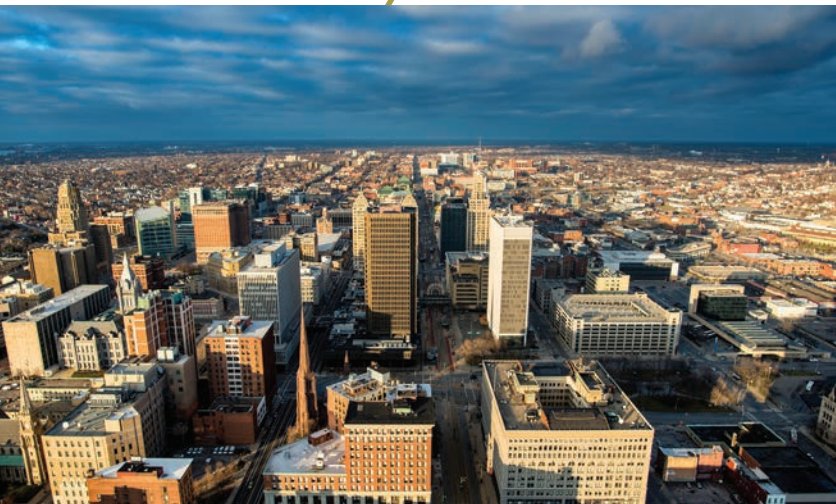
SENECA ONE TOWER

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.





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



GETTING TO THE OFFICE

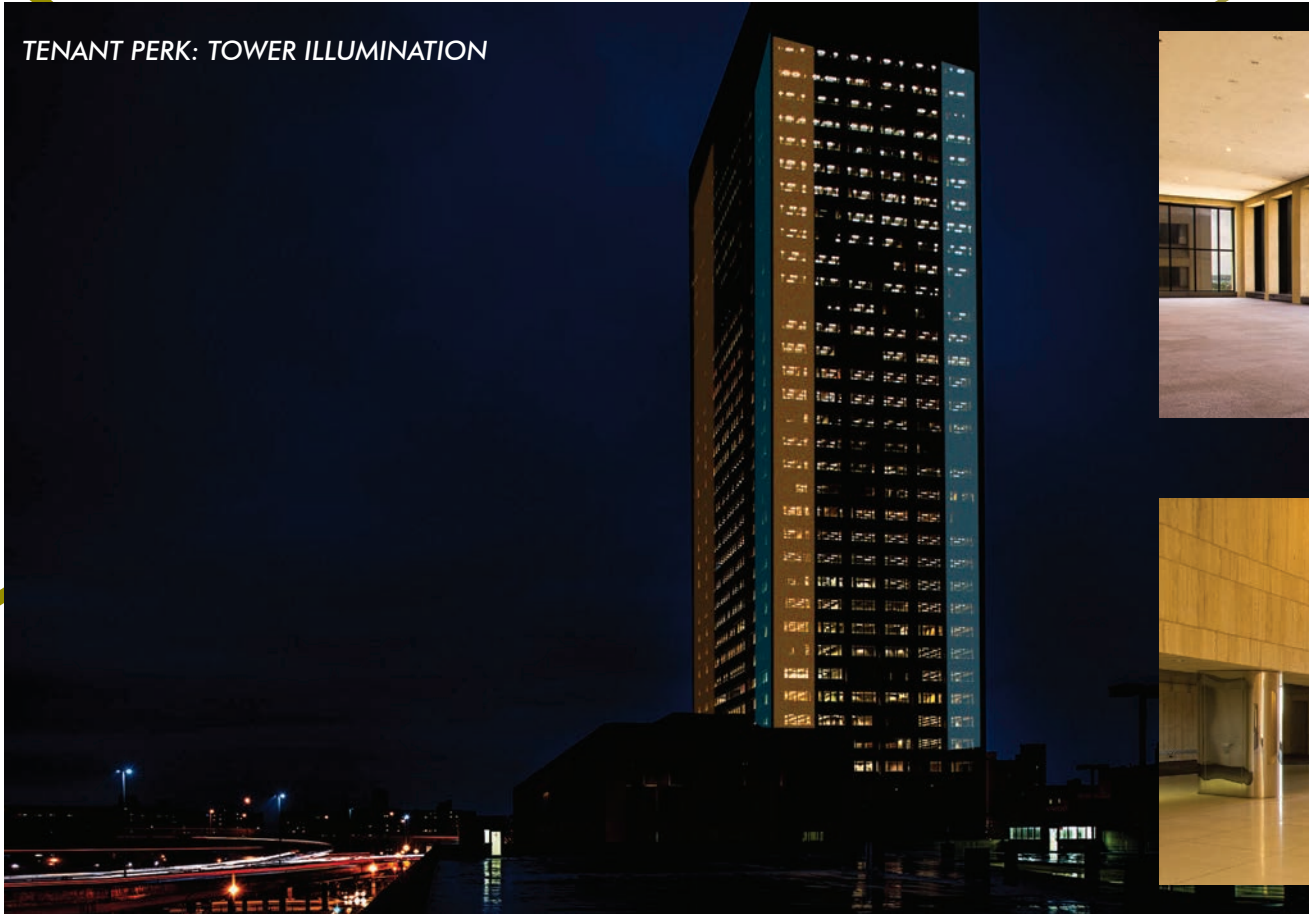
Seneca One Tower's location makes travel easy for staff, regardless of destination or preferred method of transportation.

- Located in proximity to two Metro Rail stations (Seneca Street & 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)



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TENANT PERK: TOWER ILLUMINATION



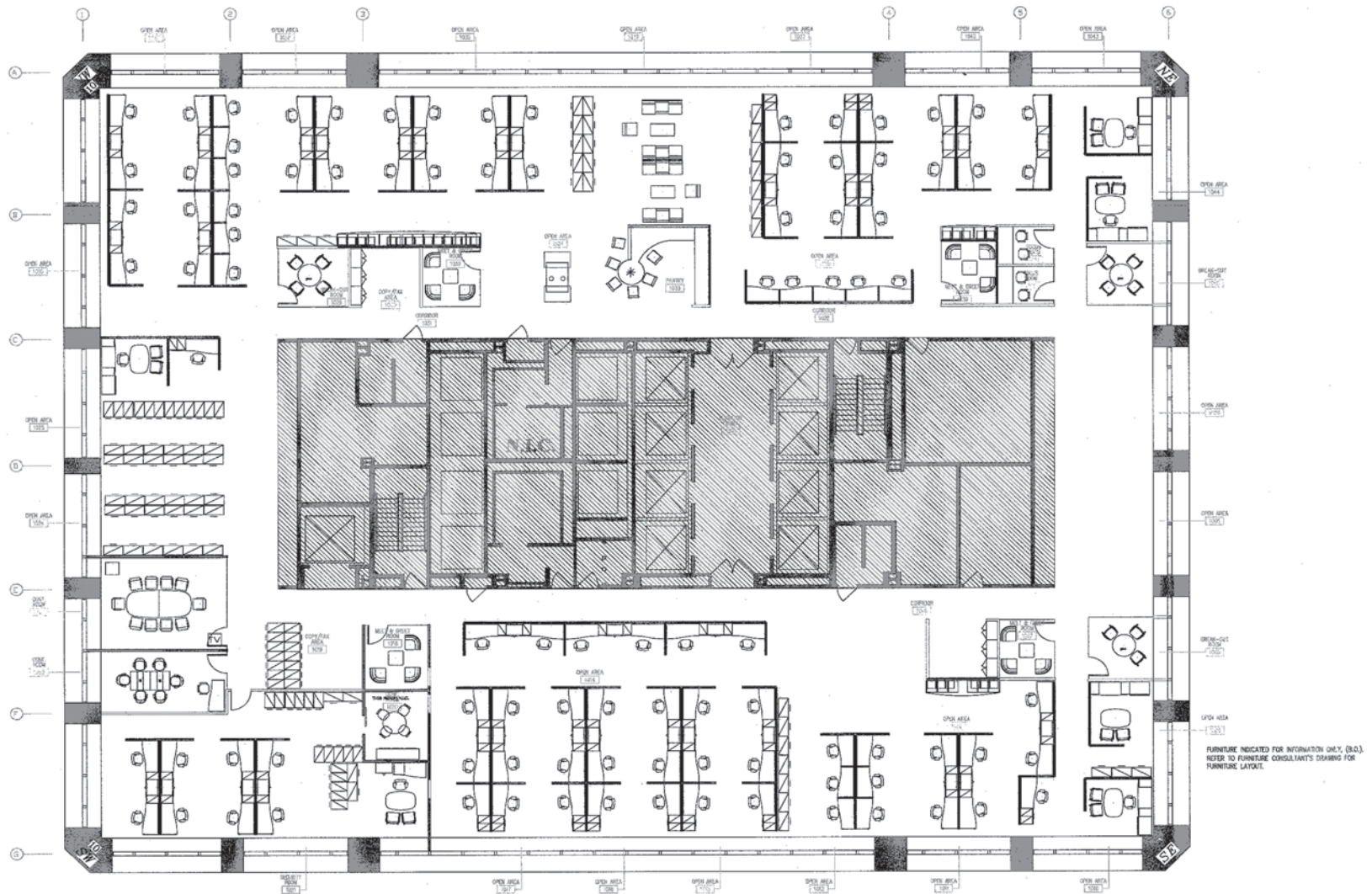
CORPORATE AMENITIES

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.

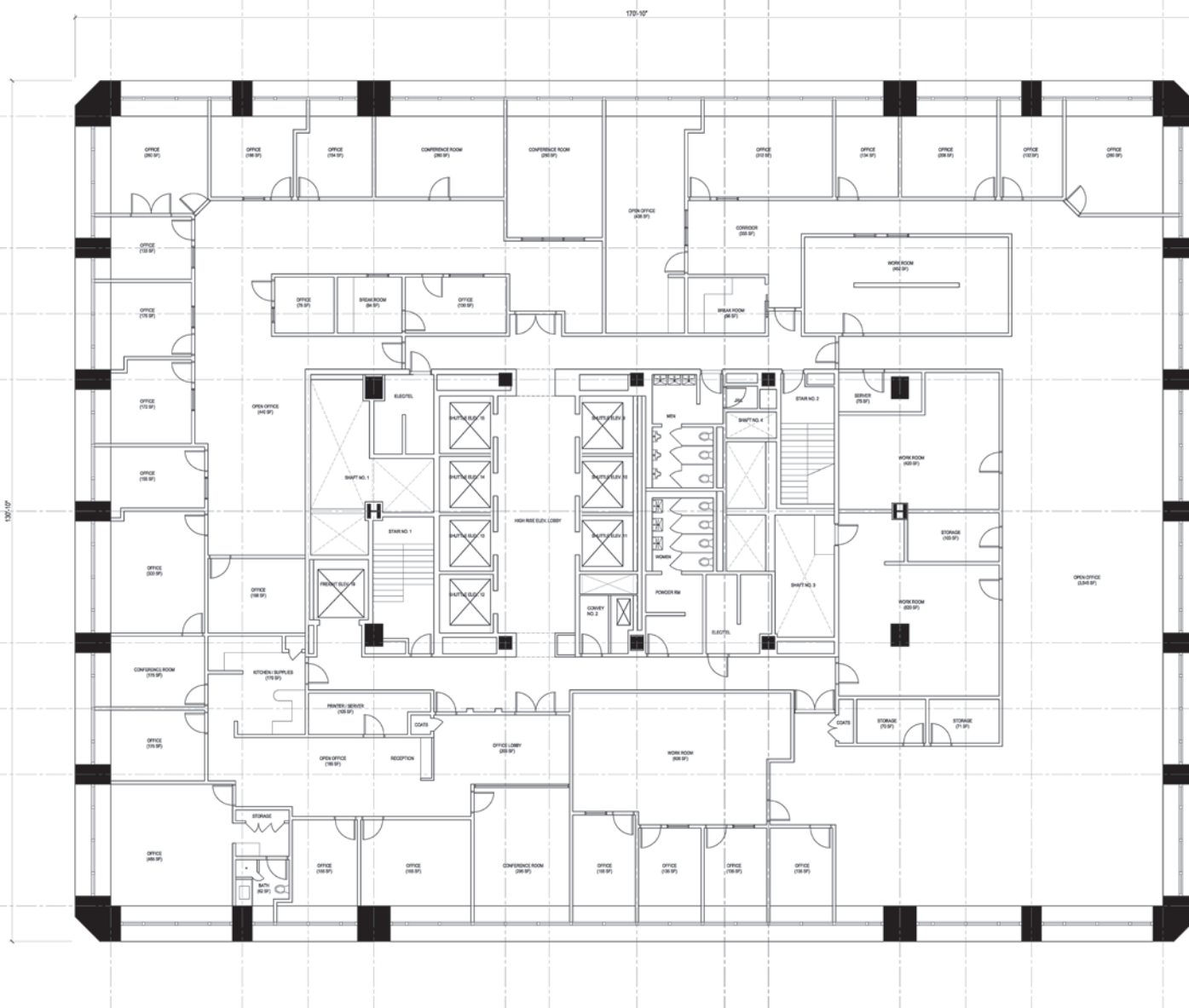


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SAMPLE SINGLE-USER FLOOR PLAN

A mix of single-tenant and multi-tenant floor plans for businesses of all sizes are available at Seneca One Tower.



SAMPLE MULTI-TENANT FLOOR PLAN

A mix of single-tenant and multi-tenant floor plans for businesses of all sizes are available at Seneca One Tower.

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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 AT SENECA ONE

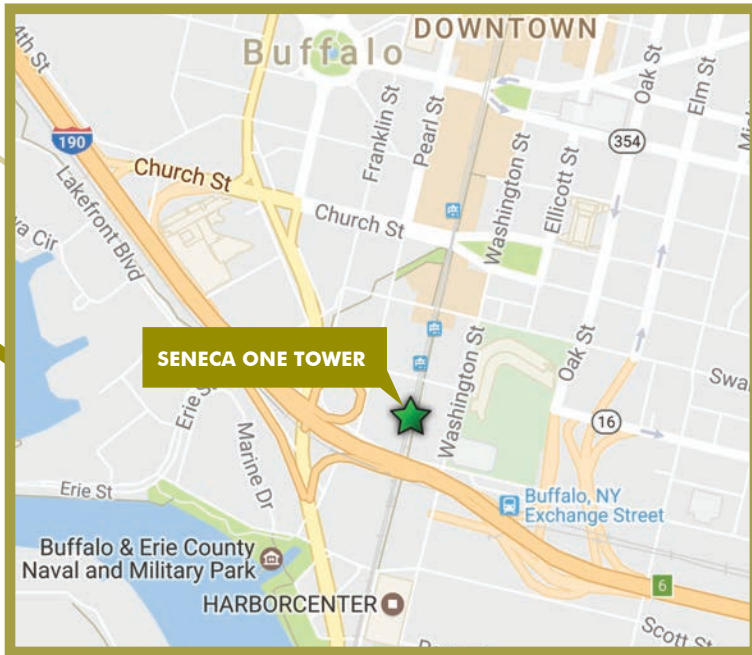
- Mix of studio, 1-bedroom, and 2-bedroom apartments
- Open floor plan concept for living and kitchen spaces
- Residential lobby secured with FOB access and security personnel
- Common space for all residents including: lounge, tech room and cafe
- Washer and dryer in each unit
- Elevator access to underground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



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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
- E-Cafe at The Glenny
- Elements
- Lagerhaus 95
- Liberty Hound
- Panorama on 7
- Pettibone's Grille
- 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



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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 | Developer - Antunovich Associates | Architect - © 2017

PROGRAM LEGEND
OFFICE
RETAIL
OFFICE ENTRANCE
RETAIL PLAZA (GIFT)
RETAIL LOBBY (Lobby)
OVERALL PLAZA PLAN
KOMA June 16, 2017



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ABOUT

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. Douglas Development's top executives have more than 75 years of combined tenure with the firm and are skilled in various disciplines of the real estate development industry. Such disciplines include acquisition selection, entitlement, finance, development, leasing and management. Each member of the firm's design and construction teams are hand-picked to ensure the highest caliber of work goes into each redevelopment project. Development project teams include nationally recognized architects, historical consultants, brokers, and construction managers.

Between 1990 and 2016, Douglas Development expanded its commercial portfolio from less than 250,000 square feet to more than 9 million square feet in the DC Metropolitan area. Douglas Development's speciality is restoring and preserving mixed-use and retail buildings. Its most visible and well-known projects are located in the East End of Washington, DC and have served as catalysts for the redevelopment and renaissance of the entire area. Notable projects include the historic 7th Street Row of Chinatown, The Woodies Building, The Atlantic Building at 950 F Street, Historic Row at 800 F Street featuring the International Spy Museum, 1155 F Street, 509 7th Street, The Ventana at 912 F Street and 901 7th Street, with the Uline Arena and the Hecht Warehouse in Northeast DC.

With current portfolio of more than 9.08 million leasable square feet and more than 4 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. As a result, Douglas Development has received multiple awards and accolades, including the Mayor's Award for Excellence in Historic Preservation, the Downtown BID Citizen of the Year Award (Douglas Jemal), and the Community Service Award for The Atlantic Building.

Originally constructed in the late 1800's this was the home to the Marlo Furniture Company. In 2000, the building underwent an extensive renovation to convert the property into a six-story office building with street level retail. The property offers a unique interior build-out that includes reclaimed hardwood floors and high ceilings.



THE MARLO BUILDING
901-903 7th Street, NW Washington DC

DOUGLAS DEVELOPMENT

702 H Street NW, Suite 400
Washington, DC 20001
208-638-6300

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SENECA ONE TOWER

 **Douglas
Development**
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202-638-6300

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