



THE ELECTRIC TOWER • 535 WASHINGTON STREET

Now offering renovated Class A office space in Downtown Buffalo's Central Business District

*A Landmark of
Timeless Distinction*

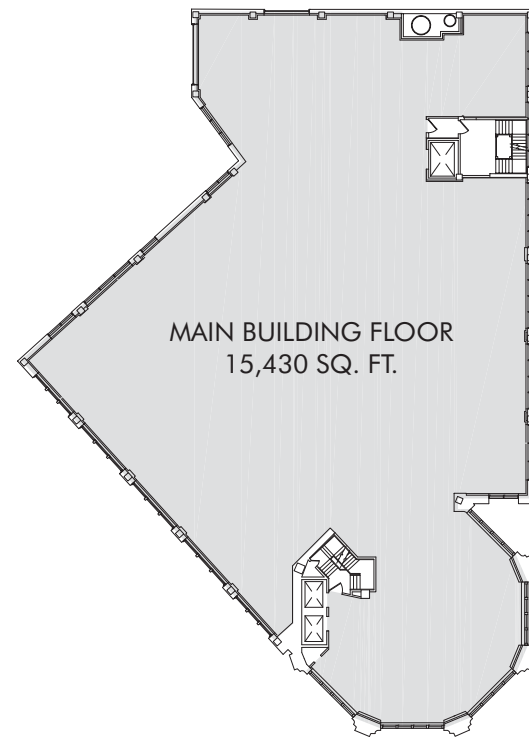


A Landmark of Timeless Distinction



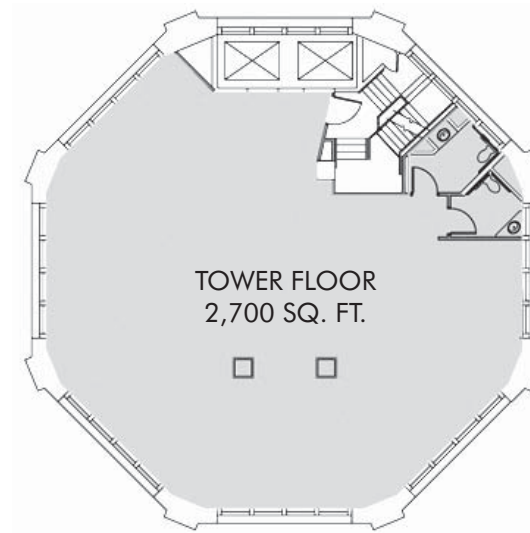
Main Building Floors

The Electric Tower's Main Building floors offer floor plates in excess of 15,000 leasable square feet, providing many businesses and organizations the opportunity to locate operations on a single floor. The Main Building floors also offer large windows and an enclosed atrium that allow natural light to permeate throughout the floors.



Tower Floors

The panoramic Tower floors offer the ideal option for firms looking for an upscale image and identifiable presence. With windows on all sides of the octagon shaped footprint, these floors offer unparalleled, 360° views of downtown Buffalo, Lake Erie and beyond. In addition to scenic views, the Tower Floors' perimeter windows maximize daylighting, making for a more comfortable and productive working environment.

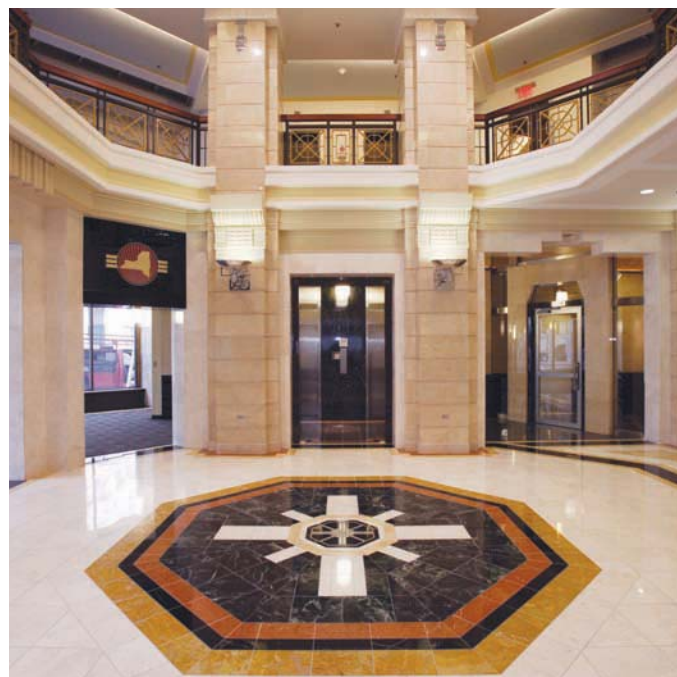


Modernization

Though an historic building constructed nearly 100 years ago, in its award-winning conversion to a multi-tenant office building the Electric Tower was updated to include "Green Building" elements and modern features coveted by today's discriminating office tenants such as fiber optic telecommunications connectivity; finished ceiling heights in excess of 9-feet which are ideal for open office areas; and a state-of-the-art, energy efficient mechanical system with redundant connections to the power grid. Truly a modern, Class A office building in an historic setting.

Amenities

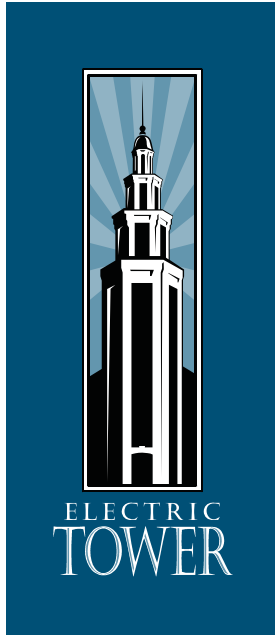
In addition to offering a prominent Central Business District address, the Electric Tower offers features and amenities that satisfy employees and excite visitors. The Tower's location provides easy access into and out of downtown, and gated parking is available. A grand, two-story Wi-Fi enabled atrium offers public seating areas, Fera's Electric Tower Café and a history gallery. The Tower also offers the convenience of 24/7 access control, a video surveillance system, and on-site property management services including a central information desk providing security and concierge service.



Historic Class A office suites remain available, including a select few Tower Floors and Main Building full floor plates.



The Electric Tower - Easy Access!



The historic Electric Tower is easily accessible, just minutes from the Kensington Expressway (Rt. 33) and the New York State Thruway (I-190). If you are considering expanding or relocating your business in Buffalo's Central Business District, we hope you will take the time to tour the Electric Tower. Office suites are now available and can be customized to meet the specific needs of your business.



About Iskalo Development Corp.

The Electric Tower is brought to market by Iskalo Development Corp., a full-service commercial real estate development company active in Western New York, and nationally on a client-driven basis. **Let our experienced leasing and design professionals show you the positive impact new office space can have on your team's productivity and on your bottom line. For more information, please contact Eric Eisenried, our Director of Leasing.**

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