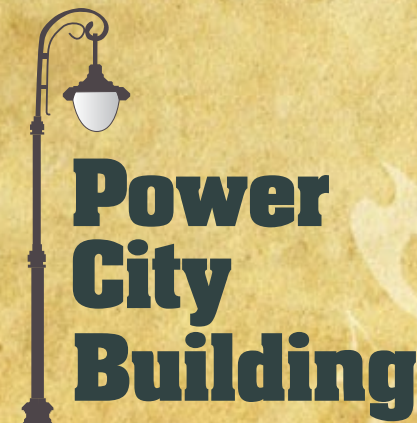




HISTORIC BUILDING AVAILABLE



Niagara Falls
Business District

A Niagara Falls Legacy

225 Old Falls Street
Niagara Falls, NY 14303



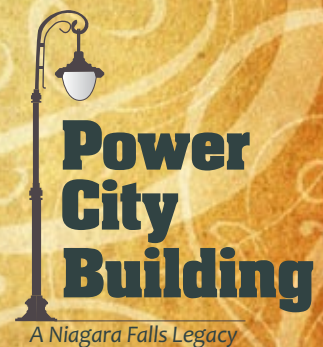
A HISTORIC ADDRESS AT THE EPICENTER OF NATIONAL & INTERNATIONAL COMMERCE

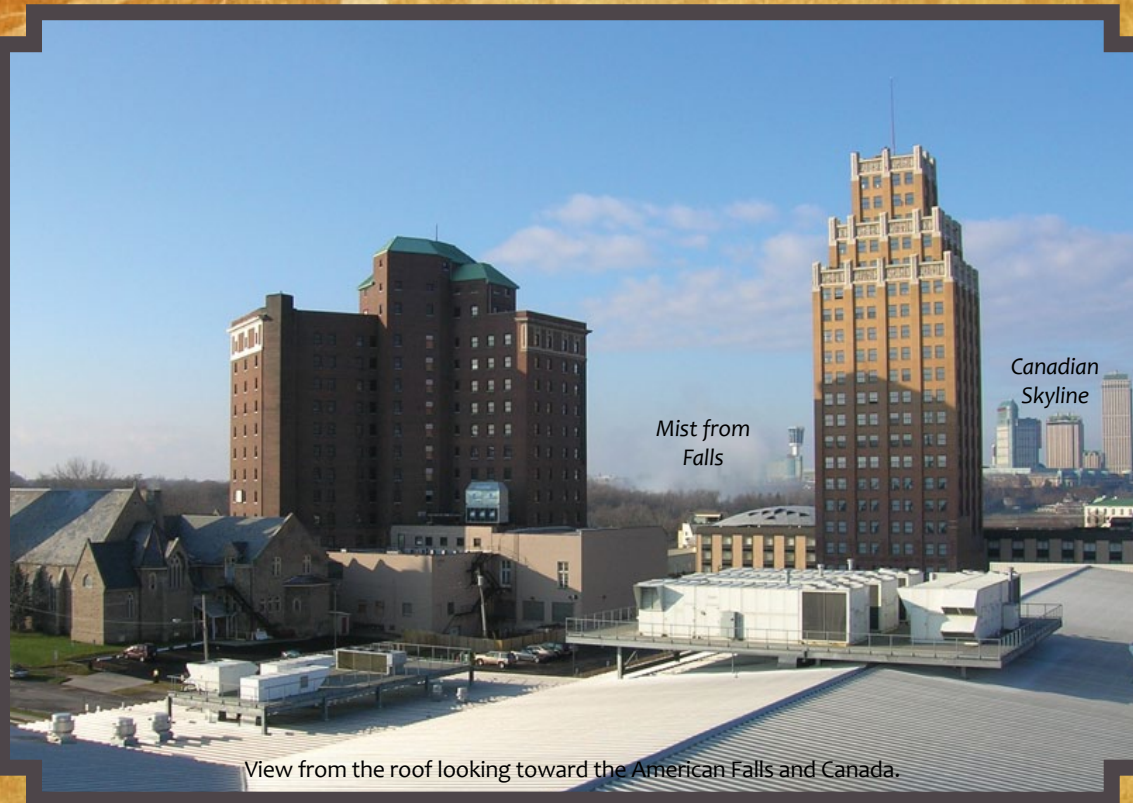
Welcome to the architecturally refined Power City Building. This remarkable structure takes its namesake from a city and region shaped by ingenuity, strength and economic opportunity.

This 1920s building is located on Old Falls Street in the heart of the city's \$650 million revitalization project downtown which included; \$500 million by the Seneca Niagara Casino and Hotel Complex, \$100 million by government programs, and approximately \$50 million by the private sector. With more than \$200,000 in facade renovations, the Power City Building boasts a historical charm, while its modern interior and technological capabilities position it as a premier location for professional organizations and entrepreneurs.

HOME TO THE FORMER HISTORIC POWER CITY TRUST AND MARINE BANK, THIS LOCATION IS IDEAL FOR:

- Professional Business Office
- Financial Institution
- Restaurant
- Museum
- Call Center
- Not-for-Profit Organization
- International Business Hub
- Medical Office
- Loft Apartments
- Boutique Hotel





View from the roof looking toward the American Falls and Canada.

BUILDING AMENITIES & GEOGRAPHIC PERKS

32,000 sq. ft. total with potential for multiple tenants

Four floors of 7,260 sq. ft. each with two Mezzanine areas of 2,000 and 3,000 sq. ft.
Basement of 7,260 sq. ft. with Vault area

First class space remodeled several times over the past decade

Original building features include: marble accents, arched windows, vault, backlit bank dome and original bank features

Located in Niagara Falls Empire Zone and eligible for many tax breaks from the city and New York State

Eligible for federal and state historic preservation tax credits

Utility reduction credit

150 combined car parks

Centrally located for National & International business.

Located in a **bi-national region**, home to 2 million people.

Tourist Mecca - home to Niagara Falls, labeled as one of the 7 Wonders of the World.

Located near **Niagara Falls International Airport**, which features a state-of-the-art \$31.5 million passenger terminal and 10,825 foot main runway.

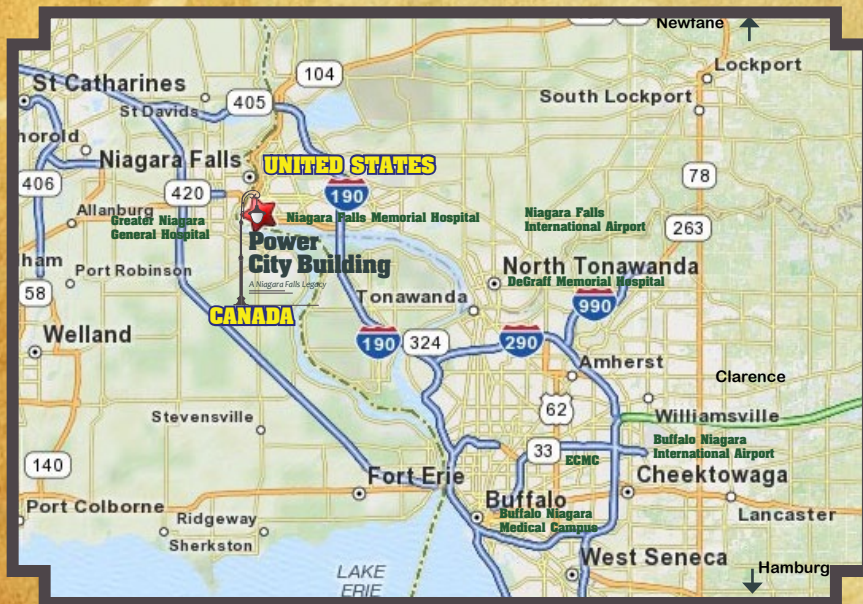
Rich with **cultural events & activities** such as the Niagara Wine Trail, Erie Canal, Old Fort Niagara, parks, golfing and more.

Access to Canada via the **Rainbow Bridge, Whirlpool Bridge and Lewiston/Queenston Bridge**. Easy access to thoroughfares, bus lines and major airports.

Within walking distance to the Seneca Niagara Casino, Niagara Falls Conference Center, the newly remodeled Crowne Plaza Hotel, shops, restaurants, a snow park and U.S. & Canadian attractions.

REGIONAL VIEW AT A GLANCE

One of Power City's biggest assets is its location and setting on the Niagara Historical Trail. Its position to local and international transportation routes, waterways, airports, hospitals and densely populated cities and suburbs creates an incredible draw to this address. Additionally, its participation in the city's revitalization efforts make it a nucleus for activity and growth potential.



Hotels (Immediate Area):

Crowne Plaza Hotel
Seneca Niagara Casino
Giacomo Hotel
Quality Inn & Suites
Grand Hotel Niagara
Travelodge Fallsview
Econo Lodge at the Falls
The Pointe Hotel
Niagara Fallsview Casino

Attractions (Immediate Area):

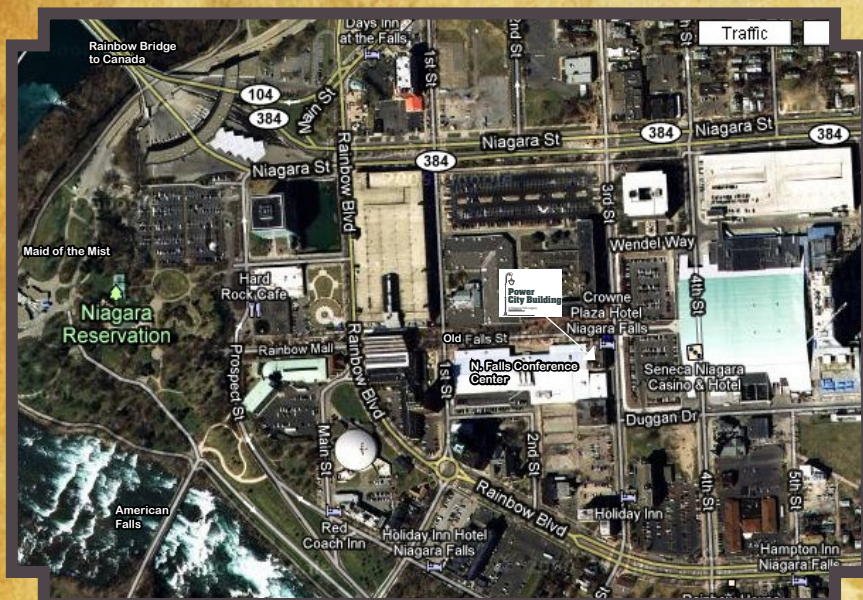
Niagara Falls State Park
American Falls
Bridal Veil Falls
Goat Island
Three Sisters Island
Prospect Point
Niagara on the Lake
Snow Park
Maid of the Mist Boat Tour

Nationally Acclaimed Schools:

University at Buffalo
Niagara University
Canisius College
Buffalo State College
Niagara Cty. Comm. College
Erie Community College
D'Youville College
Medaille College

Malls (Immediate Area):

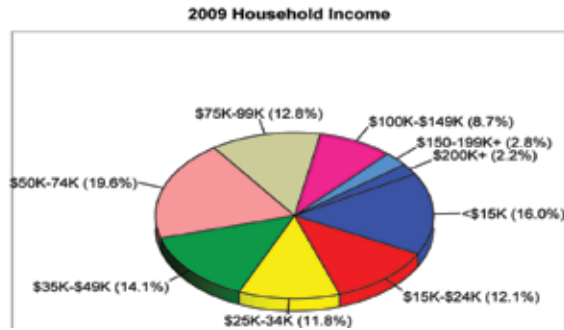
Niagara Square
Home Depot Plaza
Wegmans Plaza
Fashion Outlets - N. Falls
Niagara Square Shopping Ctr.
Canada One Factory Outlets



TOURISM & DEMOGRAPHICS

Niagara Falls attracts approximately 6-7 million visitors a year

2008 Total Day Travel Spending

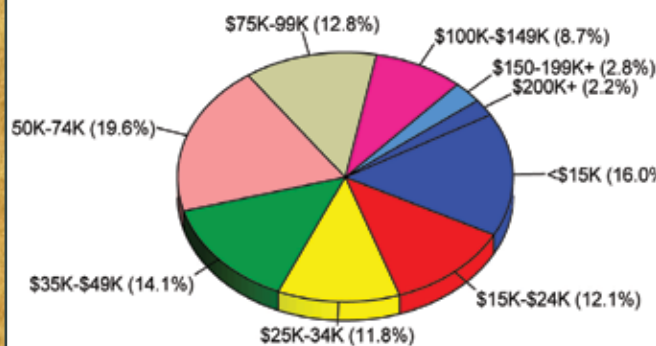


2008 Total Overnight Travel Spending



Charts provided by: Longwoods Travel USA - 2008

2009 Household Income



Average Household Income

Year	Average Household Income
2000	\$46,660
2009	\$59,258
2014	\$62,787

2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area.

Retail Goods:
Total \$5,982,073,332
Average Spent \$20,531.76

Health Care:
Total \$966,322,152
Average Spent \$3,316.63

Entertainment/Recreation:
Total \$791,249,067
Average Spent \$2,715.74

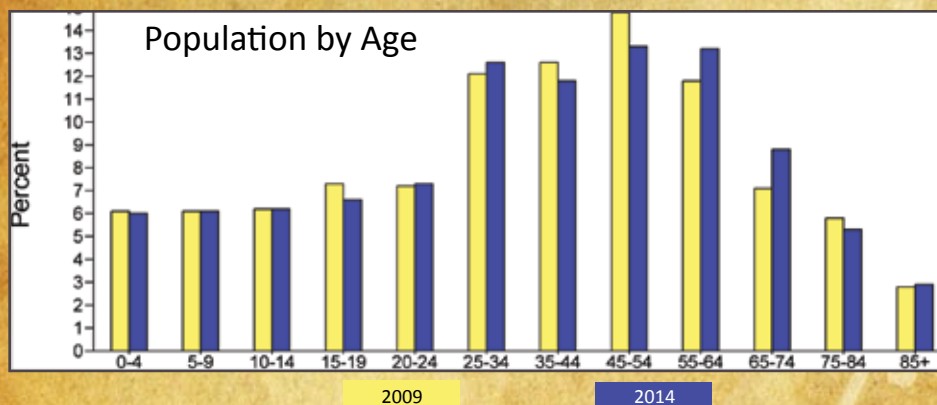
Travel:
Total \$437,325,685
Average Spent \$1,501.00

Apparel & Services:
Total \$437,001,513
Average Spent \$1,499.88

Education:
Total \$322,685,056
Average Spent \$1,107.52

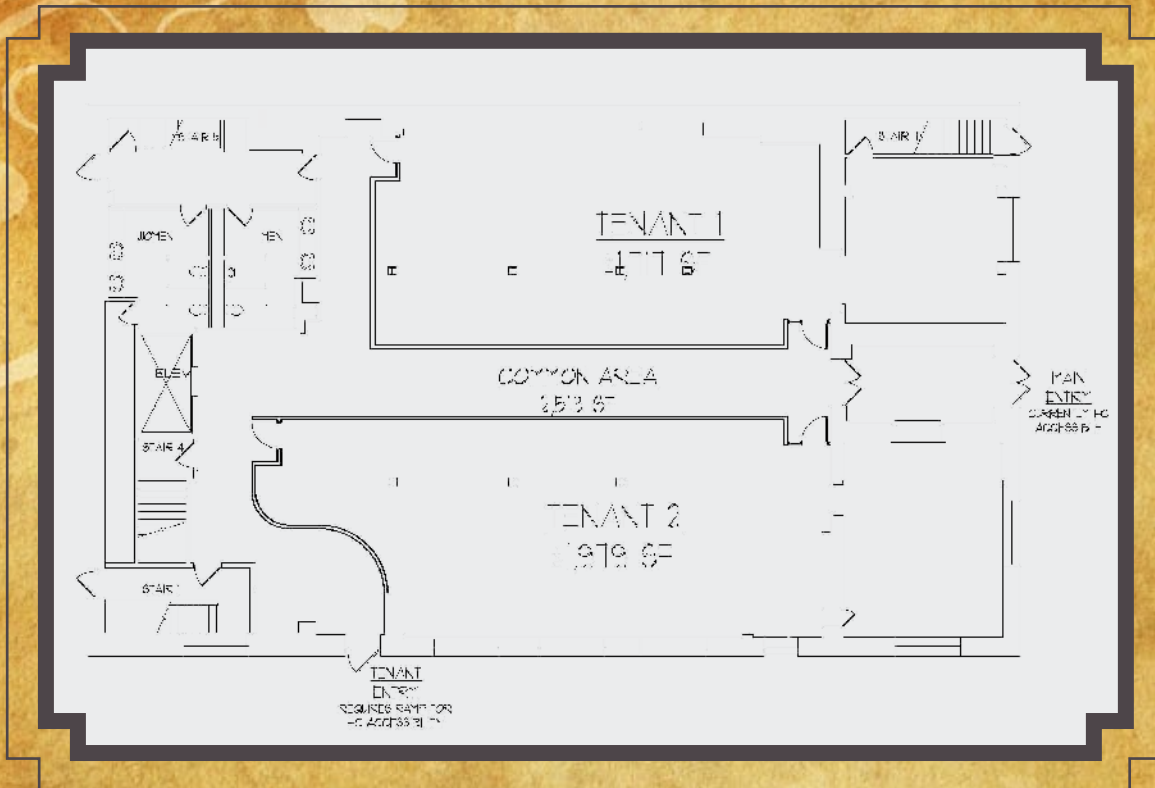
GRAND TOTAL SPENT:
\$8.93 billion

Population by Age

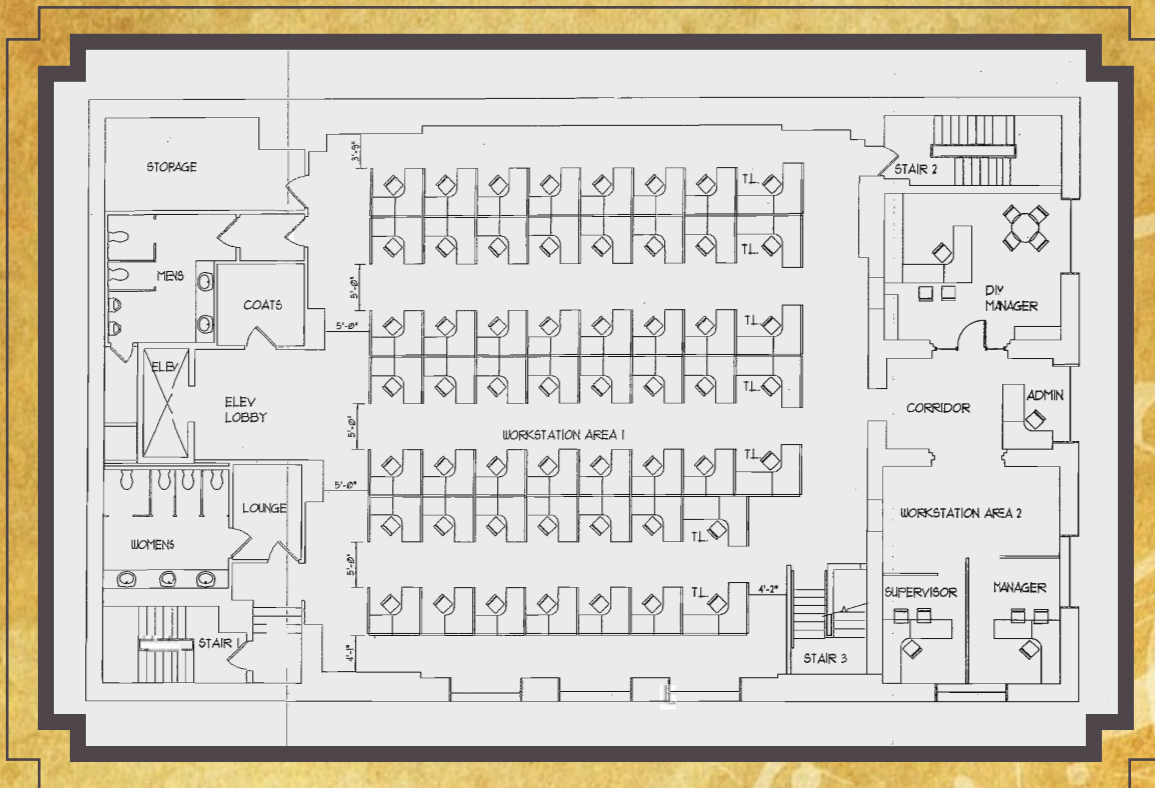


Demographics show a 20 mile radius. Source: CCIM
These figures do not include Canada

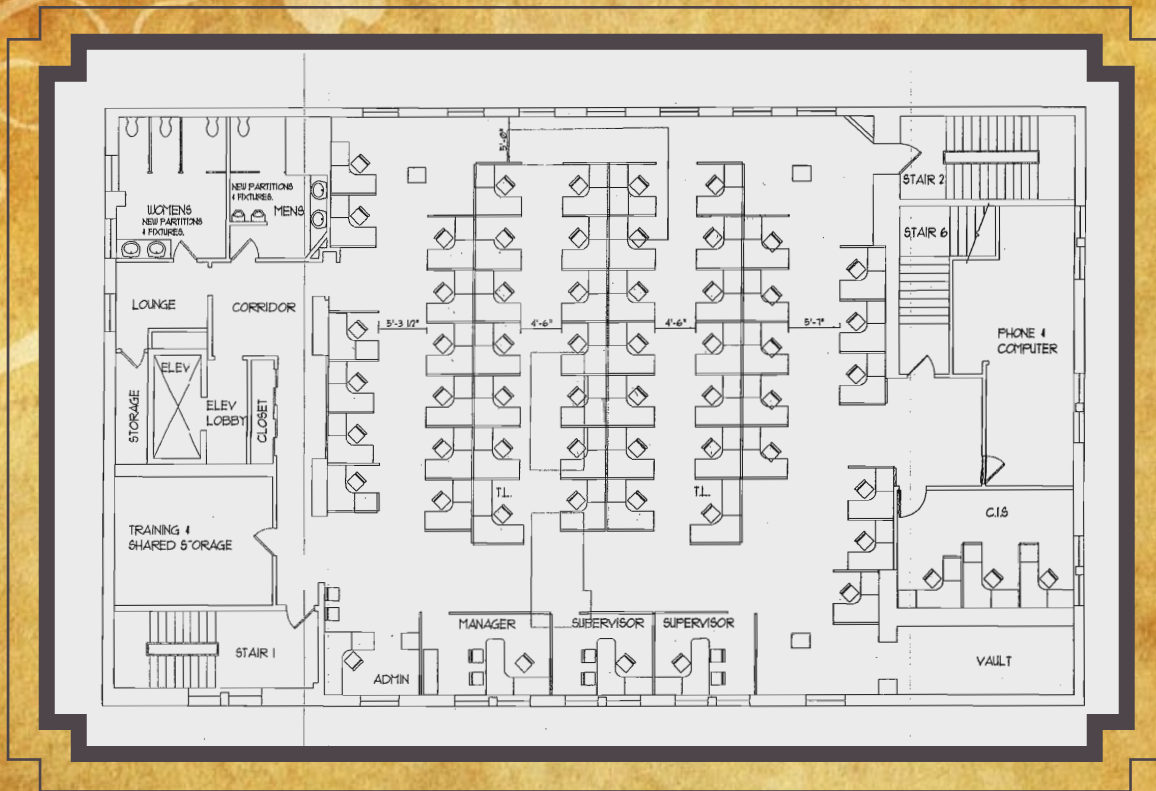
FLOOR PLANS DESIGNED TO MEET YOUR NEEDS



Proposed First Floor



Existing Second Floor



Existing Third Floor



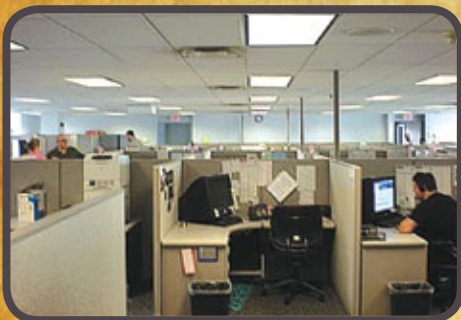
Architecturally unique.



Seneca Niagara Casino and Hotel.



View from building entrance across Falls St.

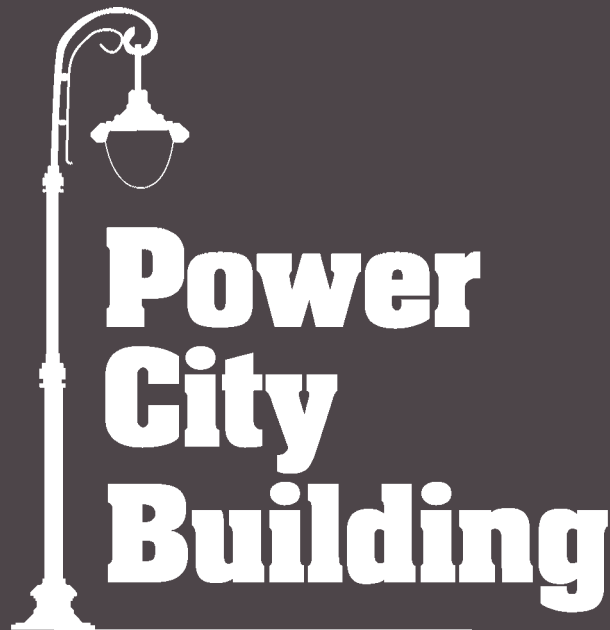


Flexible work space.

**Power
City
Building**
A Niagara Falls Legacy



Original bank vault.



Power City Building

A Niagara Falls Legacy

FOR LEASING INFORMATION CONTACT:

JONATHAN COCCA

Licensed NYS Real Estate Salesperson

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The information, statements and figures presented herein are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease or withdrawal without notice.