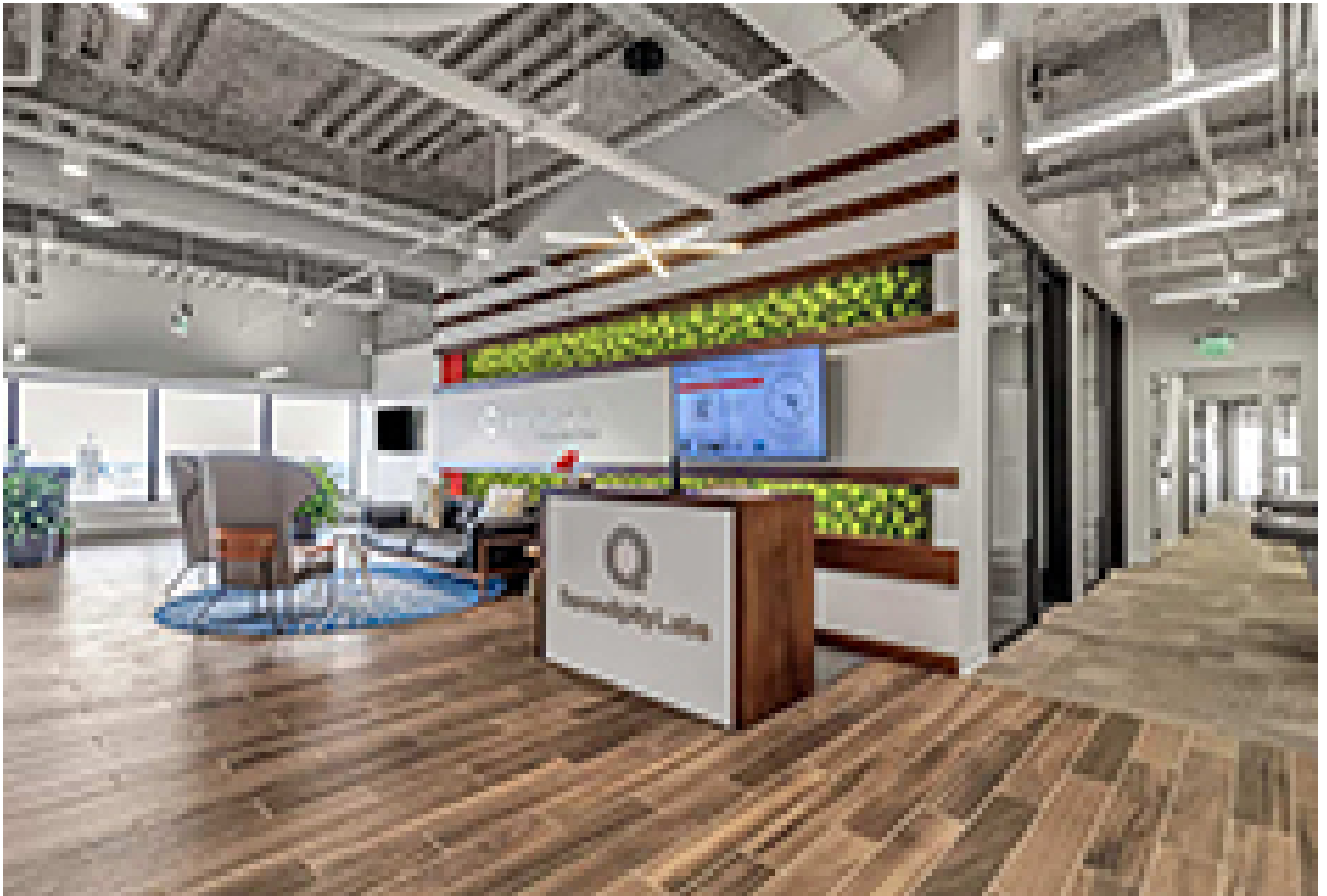




## Serendipity Labs impacts Buffalo office market with 90% occupancy

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Buffalo, NY Serendipity Labs has reached 90% occupancy at their 19,000 s/f, downtown location. Opened in 2021, and operating from the 29th floor of Seneca One, Serendipity Labs has been met with excitement as the business community identified the concept as the perfect solution for a balanced environment that meets the demands of hybrid schedules.

Serendipity Labs is an alternative to traditional office space, evident by the wide industry mix the space attracted. There are currently tenants in the finance, legal, architecture, real estate, and start-up industries. The space is collaborative, flexible, and conducive to productivity and creativity, while reducing overhead costs for employers. The co-working space was purposely created with the ability to accommodate the needs of all size companies, with three large suites positioned for sizable businesses to provide a flexible work environment for their employees. This is why Ernst & Young's

leadership in Buffalo looked to Serendipity Labs when they shifted to 50% of their workforce in-office, after adopting a hybrid work policy.

The location of Serendipity Labs, in the Central Business District's most prominent class-A office building, ensures a connection to wellness, collaboration, and hospitality for its tenants. They offer monthly, daily, and hourly packages that include the amenities and services needed to work, such as high-speed internet, conference rooms, event spaces, private offices, kitchen areas, and even complimentary beverages.

Kristen Zimmerman, regional vice president at Serendipity Labs, said, "It's an exciting time for Buffalo and Seneca One. Working with companies of all sizes over the past two years and helping them figure out their new office needs has been extremely fun and rewarding. Flexibility is a major factor for companies and their employees as they return to work and Serendipity Labs provides that. My favorite thing is the collaboration and networking that happens organically, just by being on the floor."

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