

**FOR LEASE**

# 1310 Sweet Home Road, Buffalo, NY 14228



**This beautiful wooded campus houses the Center for Inquiry**, a not-for-profit organization dedicated to fostering humanist values and study. The original 1,500 sf building has seen two expansions with the most recent addition providing a contemporary and soaring facade seen from Sweet Home Road. The 4,896 sf space available for lease features 17 private offices, dedicated bathrooms and a kitchenette. Plenty of on-site parking and dedicated separate secure entryway. Existing office furniture may be available to new tenant. Adjacent to UB North Campus with extremely easy access to I-290.

## PROPERTY OVERVIEW

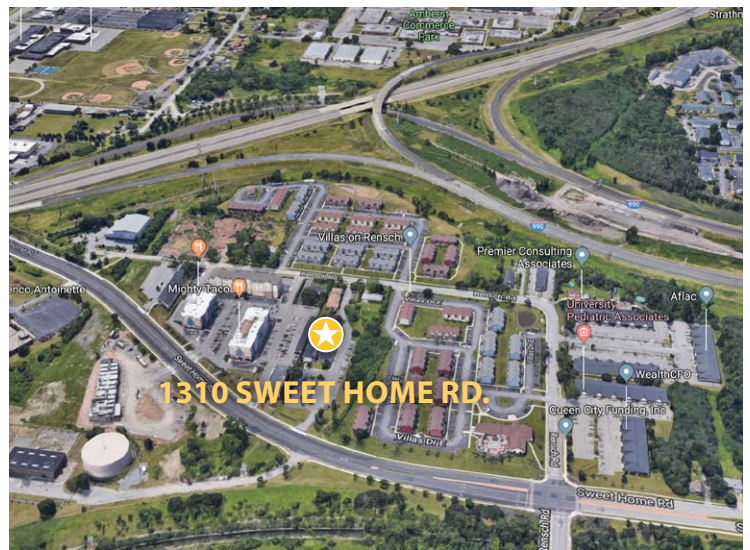
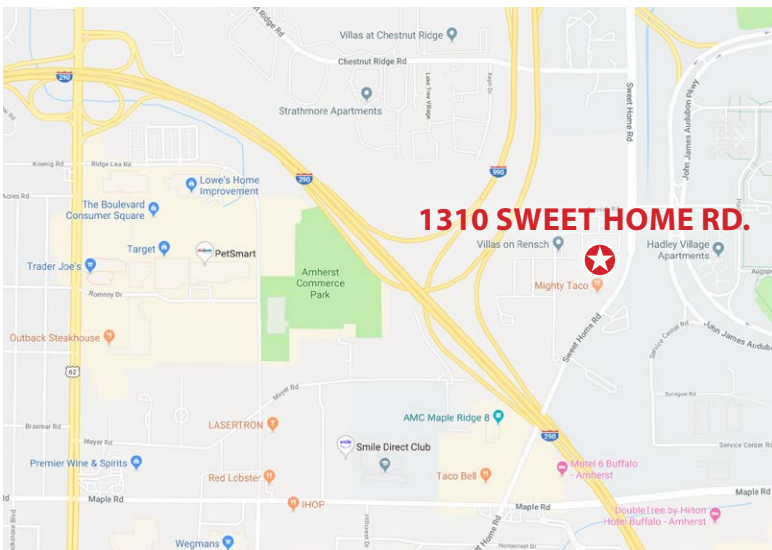
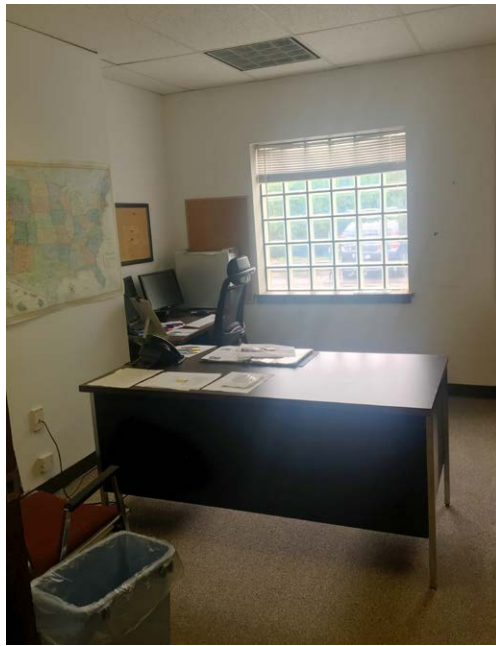
<b>Total SF</b>	17,751+/- SF
<b>Leasable SF</b>	4,896+/- SF
<b>Lease Rate</b>	\$11.00 / SF
<b>Year Built</b>	1960
<b>Traffic Count</b>	21,996 ADT
<b>Stories</b>	1
<b>Parking</b>	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,183	98,781	288,457
<b>Total Households</b>	3,464	39,982	122,306
<b>Ave. Annual Income</b>	\$43,706	\$65,497	\$60,345

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