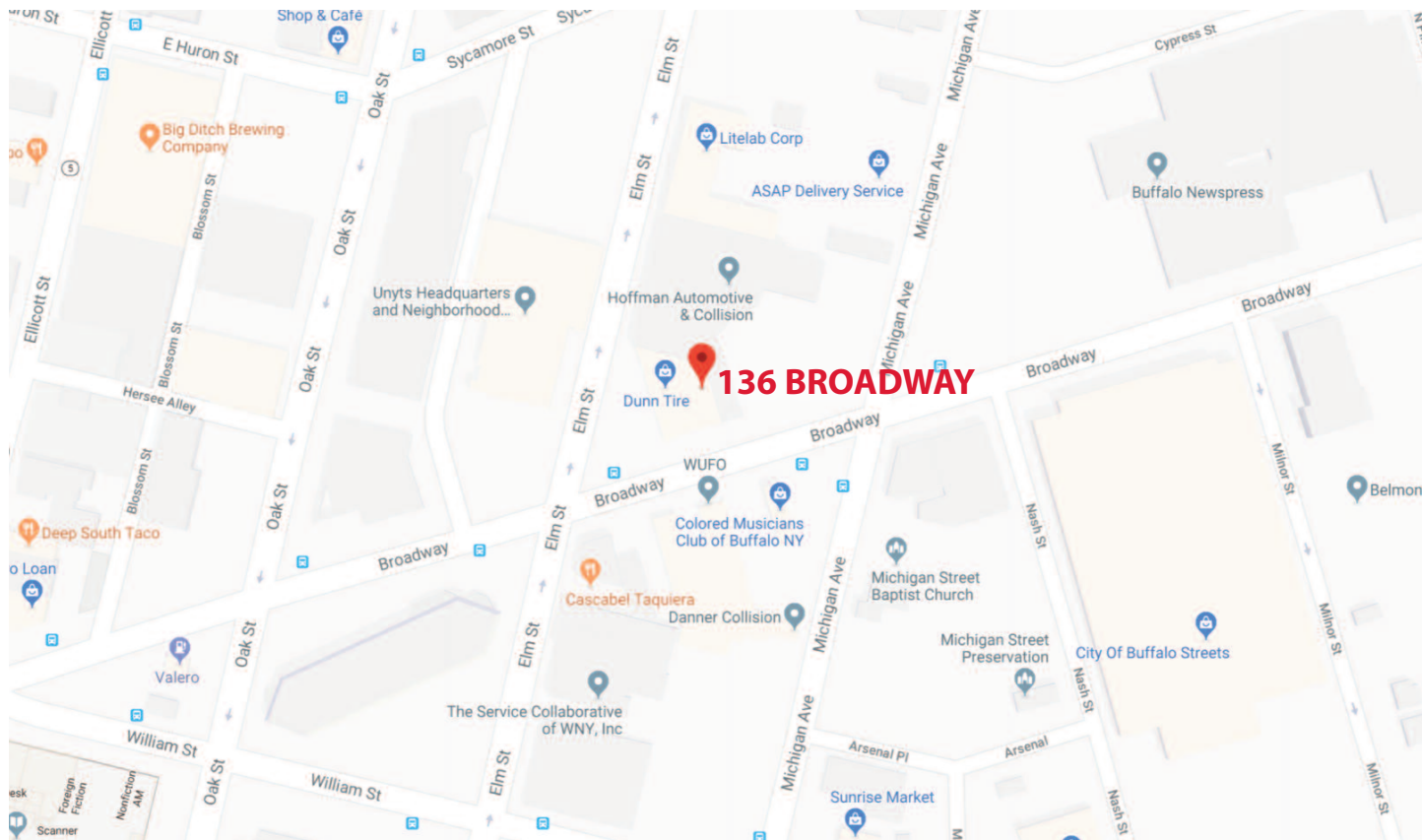
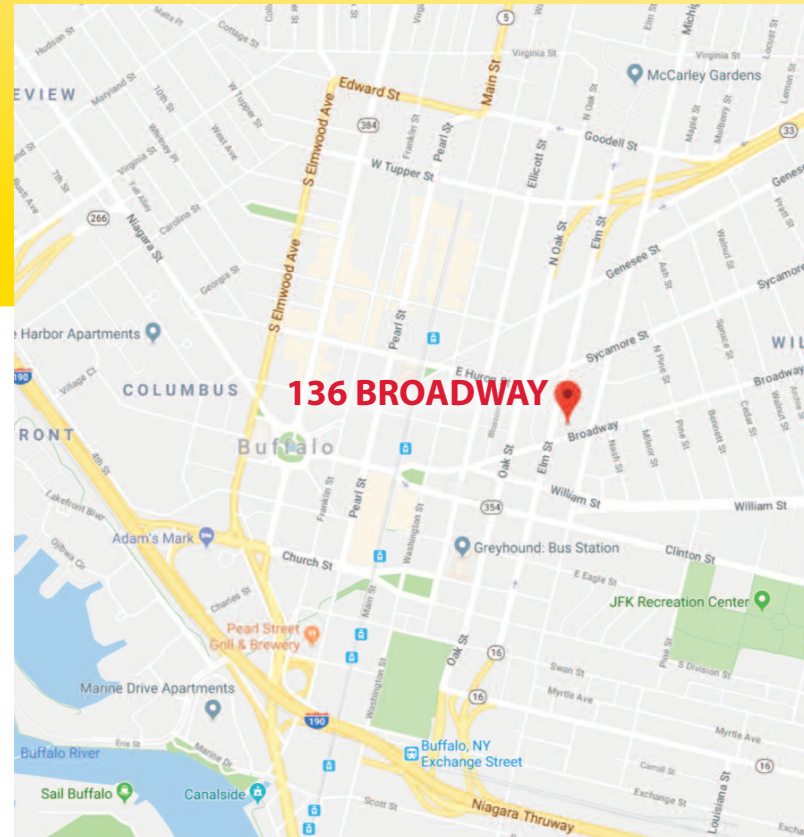


FOR LEASE – 2,800 SF

136 Broadway Buffalo, New York



SPACE DESCRIPTION

This is a 2,800 SF office or retail, first floor space availability with great visibility from Broadway. Situated between Elm Street and Michigan, there is plenty of parking on-site plus street parking in front of the building. The space has frontage glass and has a recent and modern office buildout with production space (please see pictures).



COMMERCIAL

HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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Clarke Thrasher
Licensed Associate Real Estate Broker
(716) 880-1922
cthramer@huntcommercial.com

136 Broadway Buffalo, New York

AVAILABLE SPACE

FLOOR	1st Floor
AVAILABLE SF	2,800 +/- SF
LEASE RATE	\$13.50 / SF
NET COSTS	Cleaning and Premises Electric
ZONING	Office/Retail
PARKING	2 spaces free

