

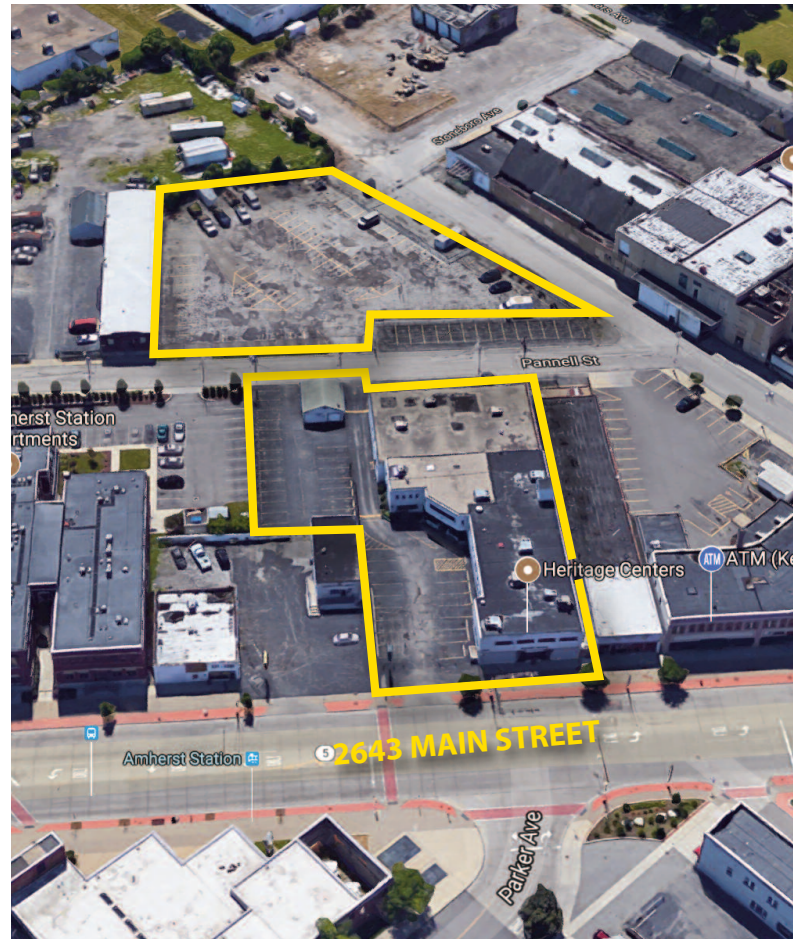
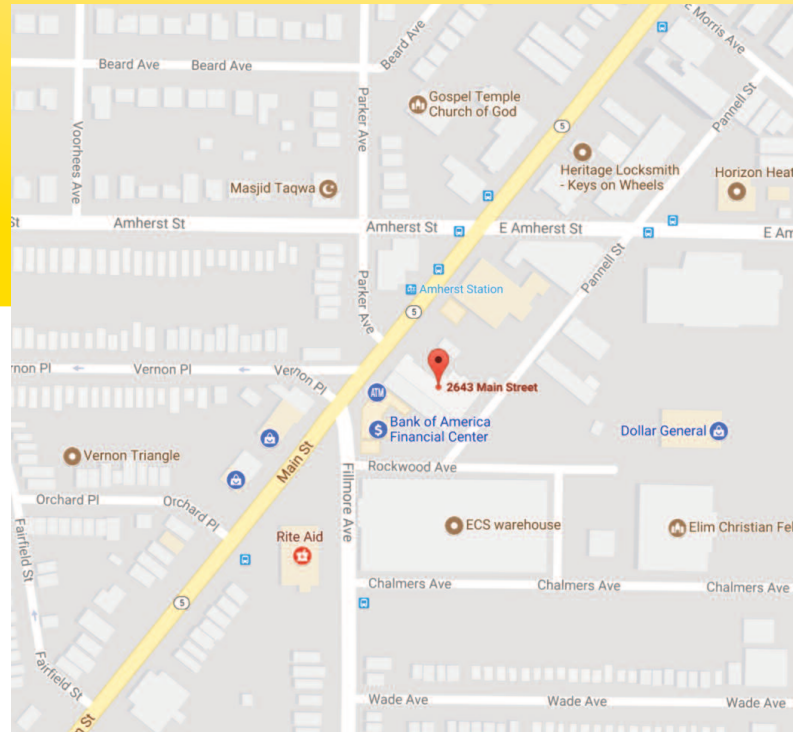
**Main Entrance Parking**



**Visitor/Handicap Parking**



**Maintenance Shop**



**FOR SALE**

# 2643 Main Street Buffalo, New York



## OFFICE BUILDING

This is a two (2) story office building comprised of 32,000 +/- SF of Class "B" office space. The sale includes two (2) contiguous parking lots; 31 Pannell Street has 90 car parks, 34 Pannell Street has 22 car parks, and there are approximately 20 car parks at 2643 Main Street. Space comprised of private offices, training rooms and conference rooms. Building and space very well maintained for many different types of office uses.



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

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# 2643 Main Street Buffalo, New York

## PROPERTY OVERVIEW

<b>Total Space</b>	31,750 +/- SF
<b>Year Built</b>	1935
<b>Year Renovated</b>	2000
<b>Stories</b>	2
<b>Electric</b>	1,200 AMPS
<b>Traffic Count</b>	19,555 ADT
<b>Parking</b>	150 Fenced Car Parks

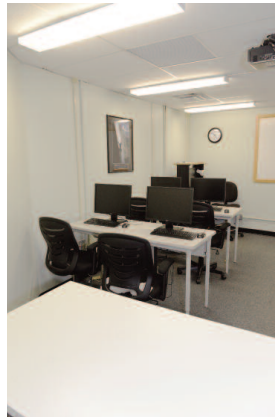
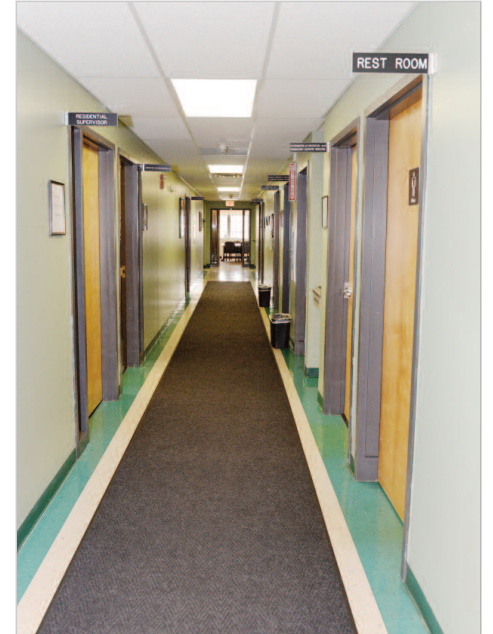
Reception Area



Training Rooms



Open Areas



Conference Rooms

