

FOR LEASE

300 Main Street Buffalo, New York

FIRST MONTH'S
RENT FREE!!



PROPERTY DESCRIPTION

250 SF – 9,000 SF of office space in the heart of Downtown Buffalo. Fully gross plus phone and cleaning. Located across from the Ellicott Square Building. Close proximity to courts and county offices. Can rent individual offices. Offices are furnished. 1st floor reception area with conference room and restrooms included.

PROPERTY OVERVIEW

Total Building SF	15,500 +/- SF
Available Space	9,000 +/- SF
Min. Divisible	250 +/- SF
Year Built	1900
Lease Rate	\$15.00/SF
Stories	4

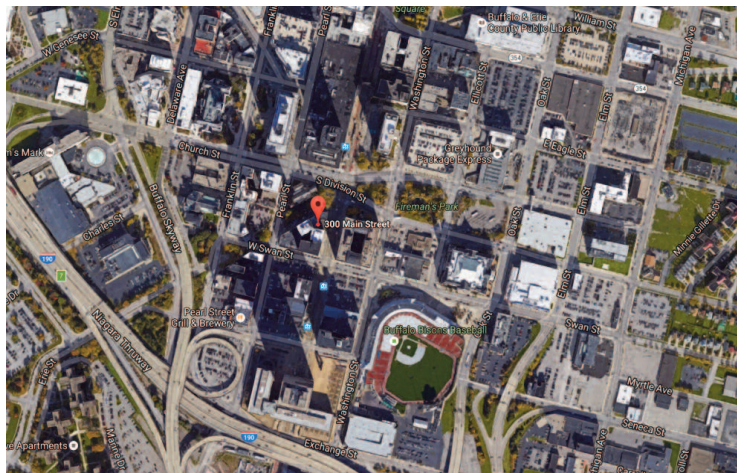
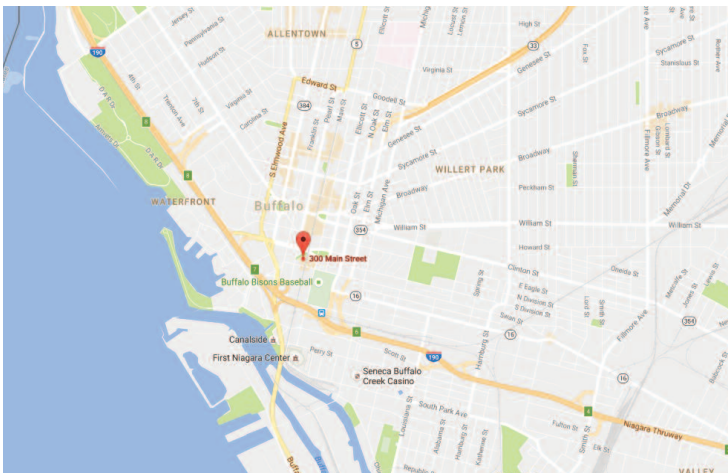
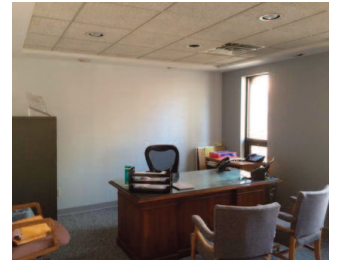
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,169	72,129	189,194
Total Households	4,742	42,013	105,332
Ave. Annual Income	\$41,987	\$45,431	\$47,716



COMMERCIAL

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

Karl J. Puzio
Licensed Real Estate Salesperson
(716) 880-1921
kpuzio@huntcommercial.com



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.