

1,700 – 10,000 SF OFFICE OPPORTUNITY

BUILDING FEATURES

Total Building Size	33,361 ± Sq. Ft.
Total Available	1,700 – 10,000 ± Sq. Ft.
Lot Size	0.67 ± Acres

Property Highlights

- Three story office building with space available for lease
- Up to 10,000 + Sq. Ft. available
- Secured building with elevator
- Located on Main Street in the City of Buffalo, proximate to Delta Sonic Car Wash
- Private, gated parking available on-site
- Building is currently under renovation
- Easy access to Downtown Buffalo and area amenities including: gas stations, retail, fast food, professional offices, restaurants, medical offices, banks, and more
- Ideal for: marketing firm, attorney office, sales, insurance, all professional office users

For more information, contact:

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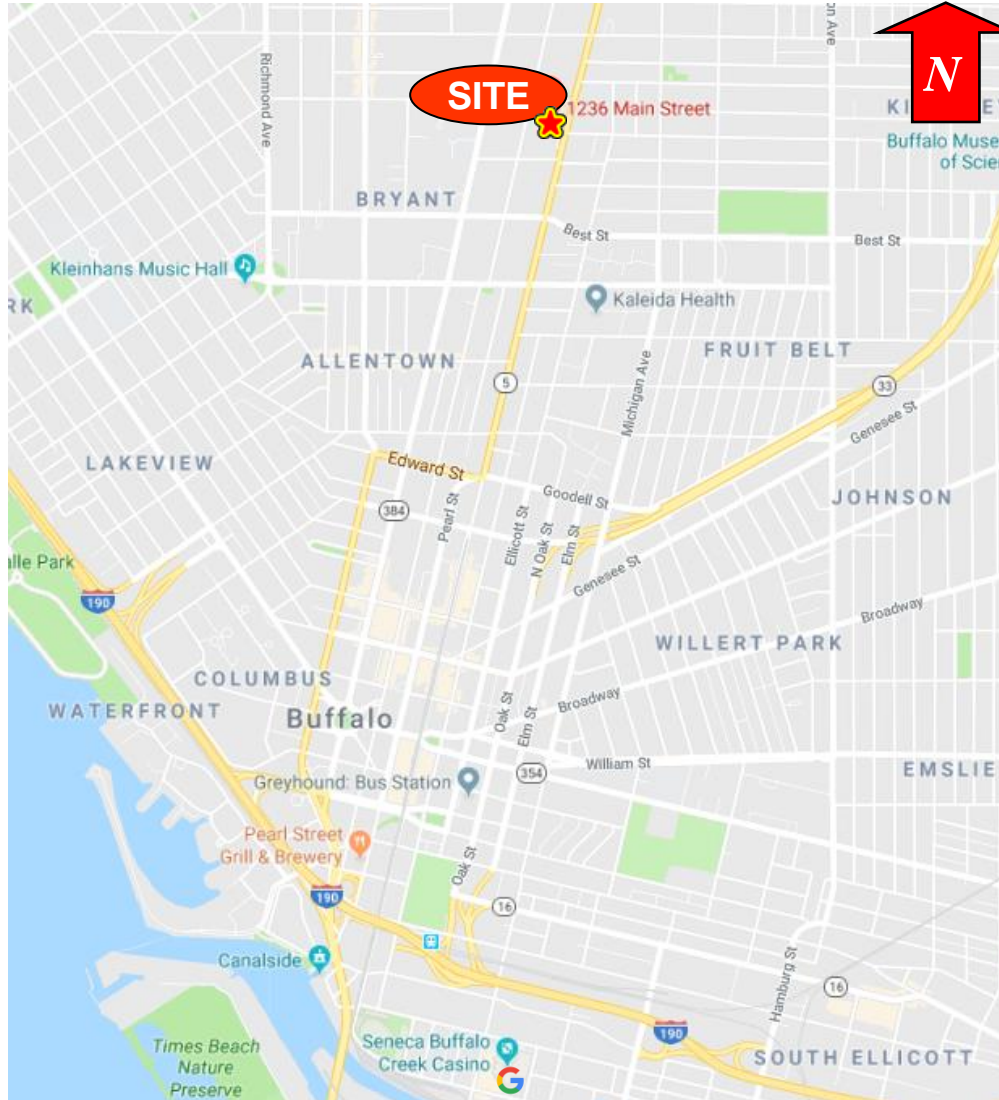
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DOWNTOWN BUFFALO OFFICE FOR LEASE



DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	28,171	150,048	319,376
Average Household Income	\$61,178	\$52,804	\$55,134

OFFICE FOR LEASE
1236 Main Street
Buffalo, New York



Location Map