

office for LEASE 1236 Main Street Buffalo, New York

DOWNTOWN BUFFALO OFFICE FOR LEASE



1,700 – 10,000 SF OFFICE OPPORTUNITY	
--------------------------------------	--

BUILDING FEATURES	
Total Building Size	33,361 <u>+</u> Sq. Ft.
Total Available	1,700 – 10,000 <u>+</u> Sq. Ft.
Lot Size	0.67 <u>+</u> 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

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

For more information, contact:

ROBERT STEWART Real Estate Salesperson 716.868.1875 – cell rstewart@pyramidbrokerage.com

14 Lafayette Square Suite 1900 Buffalo, New York 14203 phone: +1 716 852-7500

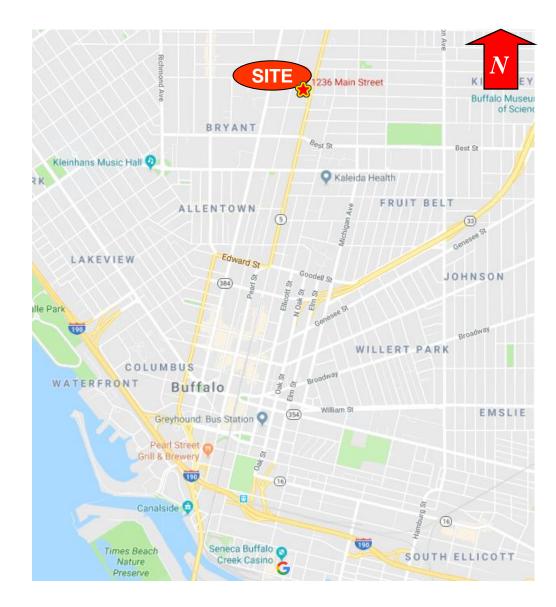
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushma by Wakefield Copyright 2015. No warranty or representation as to the condition of the property or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



OFFICE FOR LEASE 1236 Main Street Buffalo, New York



Location Map

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushma k and by protein the subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property ouner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.