

FOR LEASE 6 Fountain Plaza

Buffalo, New York

UP TO 25,970 SF HYATT REGENCY OFFICE SPACE

BUILDING FEATURES Total Building Size 364,748 + Sq. Ft. **Total Available** Breakdown of Availability Lot Size **Property Highlights** V

- Downtown Buffalo office space available for lease
- · Located at the corner of Main Street and West Huron street
- Convenient to Rapid Transit station and NFTA bus routes
- · Enjoy all of the amenities of the adjoining Hyatt Regency
- Covered walkway/bridge over West Huron Street and Pearl Street which connects the building to the Augsperger Parking Ramp

For more information, contact:

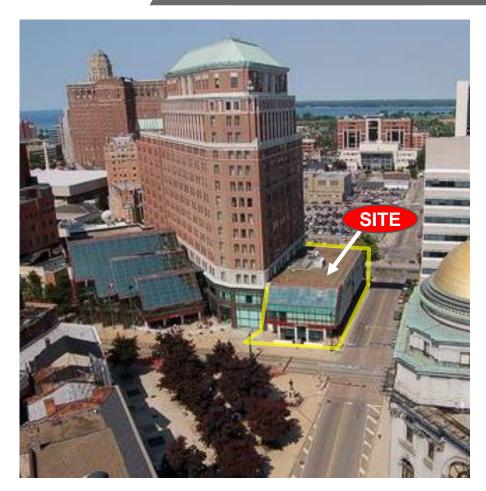
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| Up To 25,970 <u>+</u> Sq. Ft. | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Plaza: 5,162 <u>+</u> Sq. Ft. Street Level: 5,460 <u>+</u> Sq. Ft. Second Floor: 6,808 <u>+</u> Sq. Ft. Third Floor: 8,540 <u>+</u> Sq. Ft. 1.06 <u>+</u> Acres | | | |
| Vithin walking distance to the Theatre District and Financial | | | |

- District Many area amenities nearby
- including entertainment, restaurants, retail, offices, fine dining, theatre, convenience stores, banks
- Proximate to the KeyBank Center, Canalside, Inner/Outer Harbor on Lake Erie
- · Easy access to the Kensington Expressway (Route 33)
- · Ideal for: professional office user





| DEMOGRAPHIC | 1 MILE | 3 MILE | 5 MILE |
|----------------|----------|----------|----------|
| Population | 18,898 | 105,966 | 272,926 |
| Avg. HH Income | \$22,984 | \$26.782 | \$32,905 |

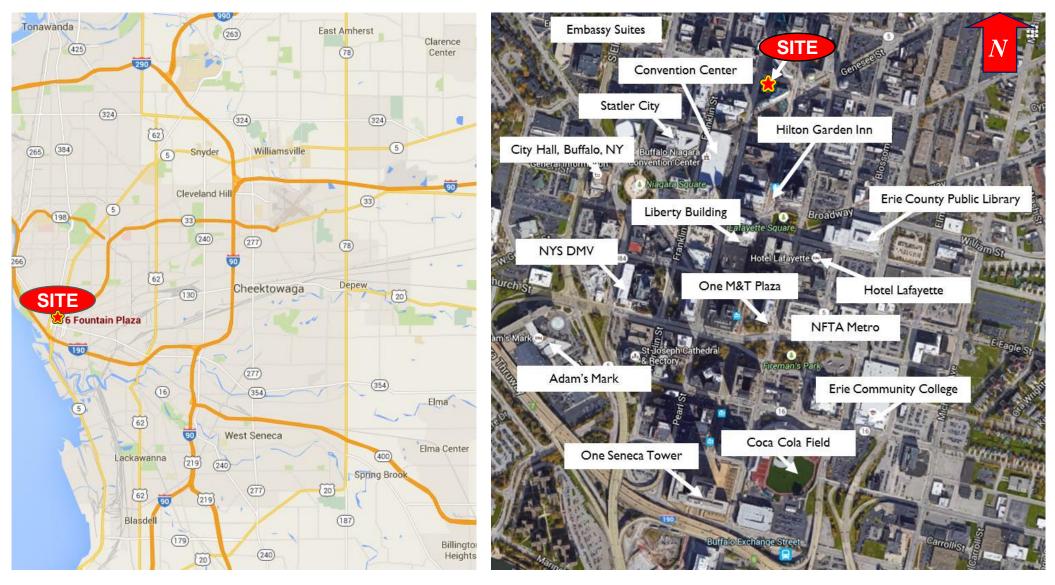
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Location Map

Aerial

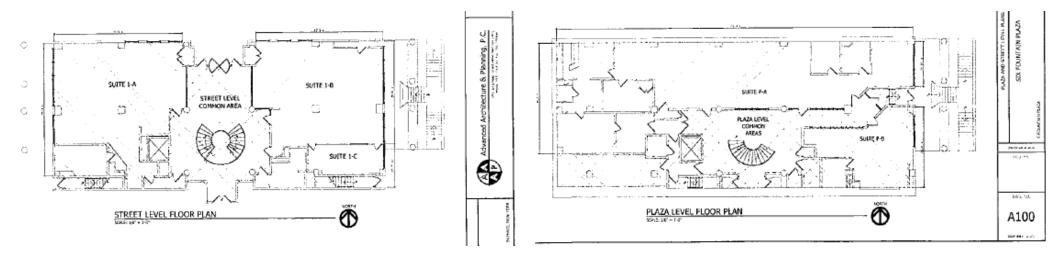
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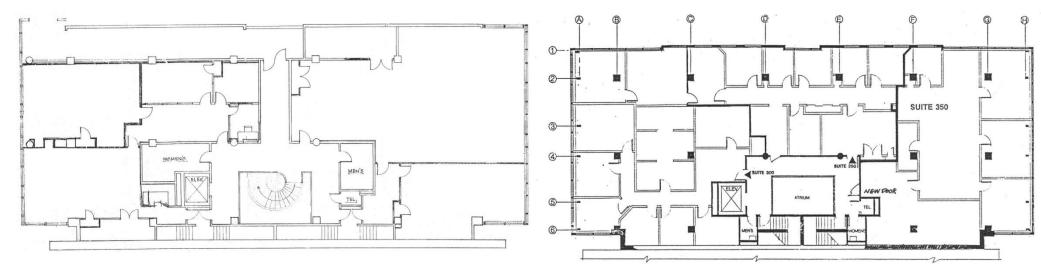


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Street / Plaza



Second / Third Floor



Floor Plans

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