

DOWNTOWN BUFFALO OFFICE SPACE FOR LEASE

THE SWEENEY BUILDING OFFICE SPACE

BUILDING FEATURES

Total Building Size	56,208 ± Sq. Ft.
Two Suites Available	3,000 ± Sq. Ft. on Third Floor 9,300 ± Sq. Ft. on Second Floor
Parking	Negotiable
Zoning	DO

Property Highlights

- Professional office space available
- Two separate office suites available:
3,000 ± Sq. Ft.
9,300 ± Sq. Ft.
- Located within walking distance to KeyBank Center, Canalside, Sahlen Field, and Harbor Center
- 15' ceilings
- Located within the Central Business District along the Main Street subway line
- Close to Court House and City Hall
- Ideal for: law office, financial firm, professional office



For more information, contact:
RICHARD J. SCHECHTER
 Associate Real Estate Broker
 716.852.7500 x102 - office
rschechter@pyramidbrokerage.com

JEFFREY CLABEAUX
 Real Estate Salesperson
 716.852.7500 x129 - office
jclabeaux@pyramidbrokerage.com

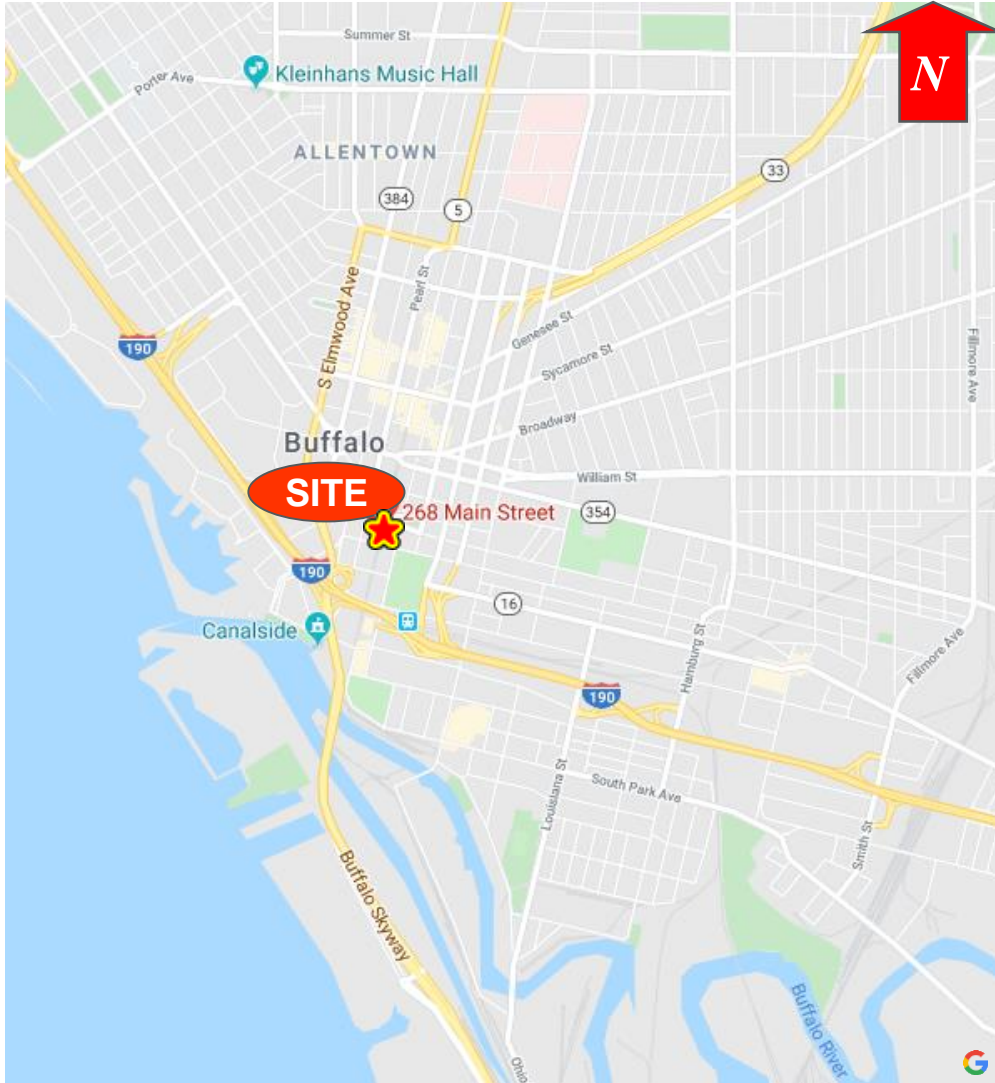
14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

pyramidbrokerage.com

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	11,841	92,757	247,859
Average Household Income	\$51,989	\$50,069	\$52,793



OFFICE FOR LEASE
268 Main Street
Buffalo, New York

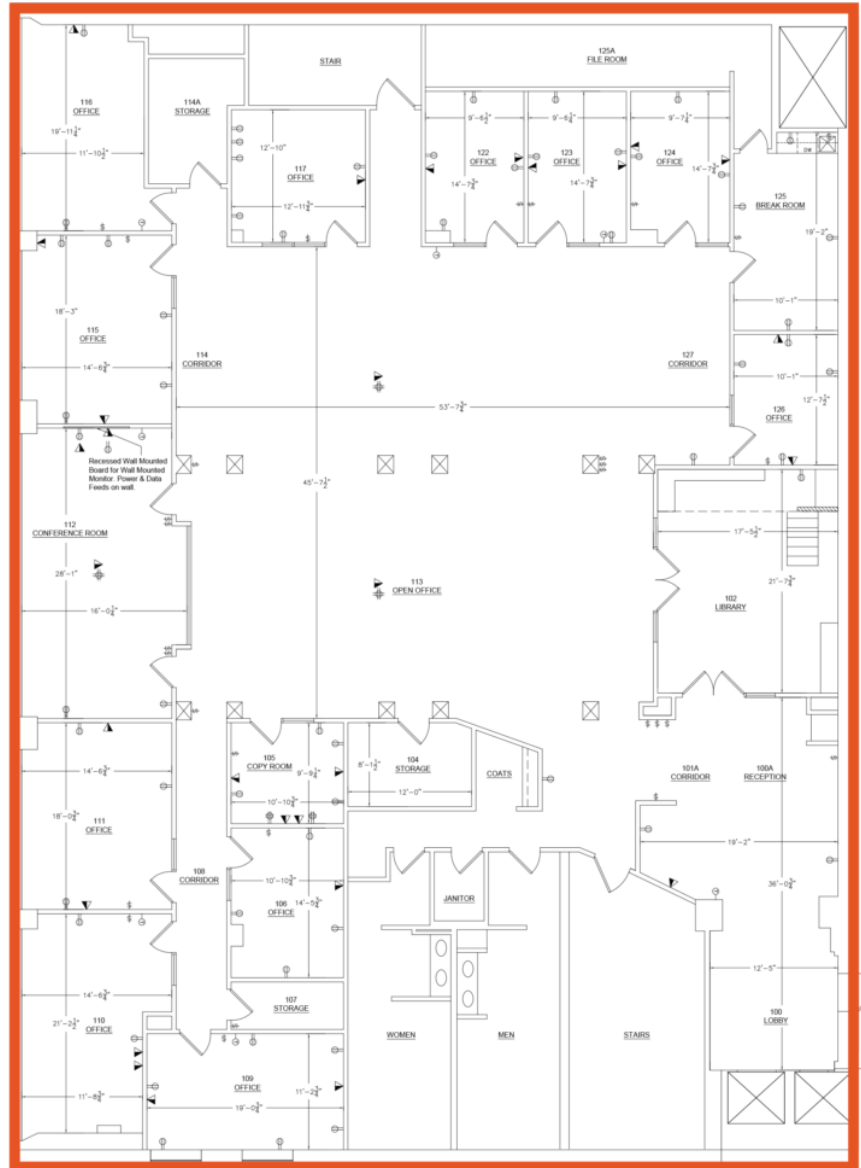


Location Map



Aerial

OFFICE FOR LEASE
268 Main Street
Buffalo, New York



Second Floor – Floor Plan