

FOR LEASE

470 Franklin Street, Buffalo, NY 14202



PROPERTY DESCRIPTION

Exceptional open floor plan for office use on Franklin Street. Over 11,000 +/- SF of space available over two floors. Private entrance to suites. Beautiful views of Allentown. Can subdivide to accommodate smaller users.

PROPERTY OVERVIEW

Total SF	33,100 +/- SF
Leasable SF	11,000 +/- SF
Year Built	1925
Stories	4
Lease Rate	\$10 – \$12 / SF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	28,745	122,130	290,265
Total Households	14,974	54,560	126,215
Ave. Annual Income	\$33,996	\$29,934	\$35,802



HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
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COMMERCIAL

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