

**FOR LEASE**

# 1437 Main Street Buffalo, New York



## ONE MILE FROM BUFFALO MEDICAL CAMPUS

Two story office building for lease. First floor suite is 4,139 +/- SF, and second floor suite is 3,652 +/- SF. Two separate entrances. Utilities are separate for all suites. Located on bus route only one (1) block from subway station. Security. Parking across the street.

### PROPERTY OVERVIEW

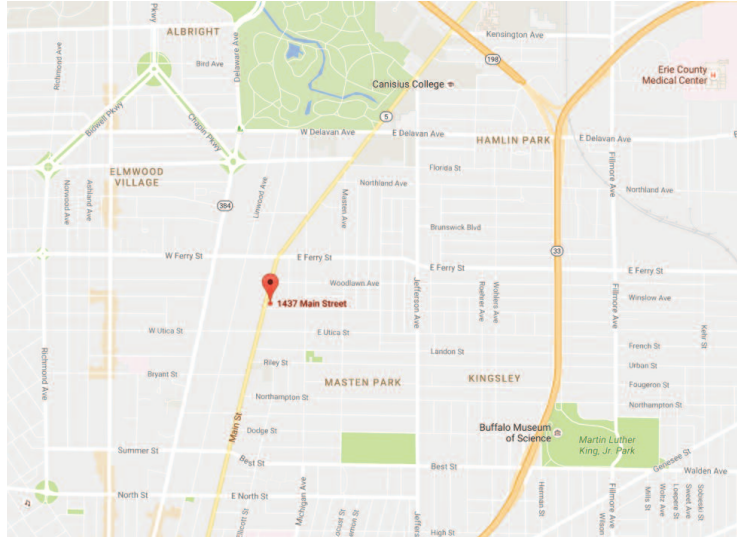
<b>Lot Size</b>	0.17 acres
<b>Total Building SF</b>	12,000 +/- SF
<b>Available Space</b>	7,791 +/- SF
<b>Min. Divisible</b>	3,652 SF
<b>Max. Contiguous</b>	4,139 SF
<b>Year Built</b>	1930
<b>Stories</b>	2

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	27,044	157,557	324,240
<b>Total Households</b>	13,997	69,078	139,973
<b>Ave. Annual Income</b>	\$55,338	\$47,705	\$51,959



**HUNT Commercial**  
Real Estate Corporation  
403 Main St., Suite 400  
Buffalo, New York 14203  
HUNTCommercial.com

**Karl J. Puzio**  
Licensed Real Estate Salesperson  
(716) 880-1921  
kpuzio@huntcommercial.com



COMMERCIAL

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 Buffalo, New York 14203  
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