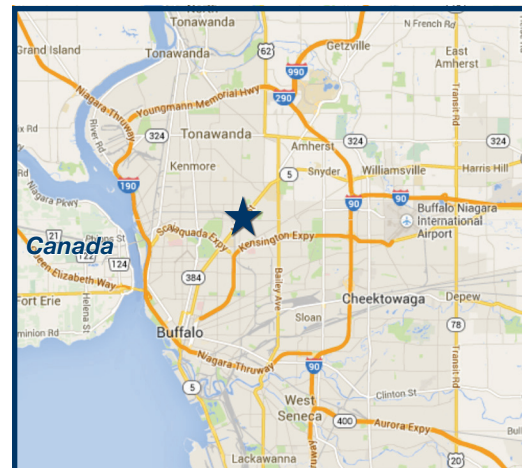


**2697 MAIN STREET**  
BUFFALO :: NEW YORK 14214

**BENDERSON**  
DEVELOPMENT

**AVAILABLE FOR LEASE**

LATITUDE: 42.9407 LONGITUDE: -78.8372



**:: LOCATION FEATURES**

- Ideally located in the center of Buffalo, NY, with excellent visibility on Main and Amherst streets. The close proximity to the 198 Expressway provides easy access to all of Buffalo and its suburbs
- Just minutes from University at Buffalo Main Street Campus, Canisius College, Buffalo Niagara Medical Campus, Downtown Buffalo, the Peace Bridge linking Western New York to Canada and the Buffalo Niagara International Airport
- Close to a public transportation stop, post office, various retail and other amenities
- Situated in Greater Buffalo/Niagara Region, which boasts a highly-skilled, dependable labor force

**:: SITE FEATURES**

- Two-story building ideal for tech, medical and general office
- Ample tenant parking available

**:: BUILDING FEATURES**

- Attractive, contemporary building façades
- Block and steel construction
- Existing general offices and medical exam rooms with sinks
- Elevator and ADA access

**:: FOR INFORMATION**

**Brandon Irish-Baker**    **Tony Battista**  
C: 716.863.7292    C: 716.998.9918

[benderson.com](http://benderson.com)

1045-02.23

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**BENDERSON**

# 2697 MAIN STREET

BUFFALO :: NEW YORK 14214

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DEVELOPMENT



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