

FOR LEASE

COMMERCIAL

1437 Main Street, Buffalo, NY 14209

**FOR LEASE** Two story office building

- 1st floor suite: 4,139 SF + an additional 1,000 SF of basement storage
- 2nd floor: 3,652 SF with separate office suite
- 2 separate entrances
- Utilities are separate for all second floor suites
- On bus route / 1 block from Subway station in walkable area
- Security cameras on sight

Looking for long term leases, with a one year lease minimum, great for start ups and hybrid work.

PROPERTY OVERVIEW

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

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