

VACANCY UPDATE

NOVEMBER 2024



Tri-Main Center and 45 Jewett Avenue can accommodate a wide array of businesses including tech and marketing, professional services, film and media production, community organizations, warehouse, light manufacturing, and arts and cultural services.

OFFICE AND WAREHOUSE/LIGHT ASSEMBLY FROM \$11 to \$15 psf.

WITH SUITES RANGING FROM 1,400 TO 39,000 SQ FT,
WE CAN HELP YOU FIND THE RIGHT SPACE FOR YOUR CLIENTS

Tri-Main Center

| <u>Suite</u> | <u>Size</u> | <u>Type</u> |
|--------------|-------------|---|
| 304 | 6,125 | Office with training room facilities, A/C |
| 340 | 4,800 | Built-out offices, A/C |
| 349 | 1,410 | 2 offices and a large open space |
| 351 | 1,480 | Office or light assembly, A/C |
| 443 | 2,410 | Warehouse with 30% office |
| 455 | 2,259 | Warehouse near freight elevator |
| 470 | 6,100 | Offices and warehouse space, A/C |
| 554 | 2,700 | Warehouse with Roll up door. Near freight elevator |
| 610 | 6,900 | Fantastic view all the way to Niagara Falls! Raw space, A/C |

45 Jewett Avenue

| | | |
|-----------------|--------|--|
| 100, 200, & 300 | 39,000 | Contiguous square feet on 3 floors, currently built-out as a school. Can be subdivided. |
| 270 | 1700 | Large room |
| 290 | 7200 | Can be subdivided. |

FOR LEASING INFORMATION, PLEASE
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