

FOR LEASE

1,100 SF Office Space

468 Delaware Ave, Buffalo, NY 14202

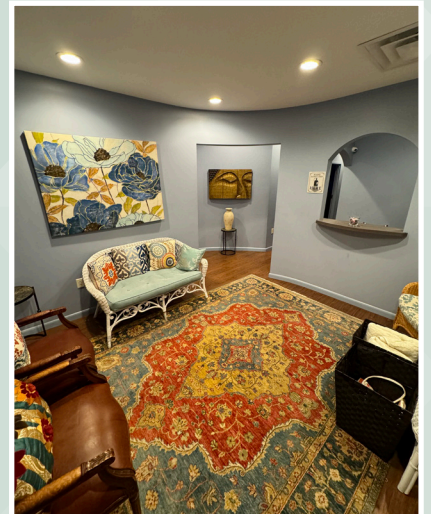
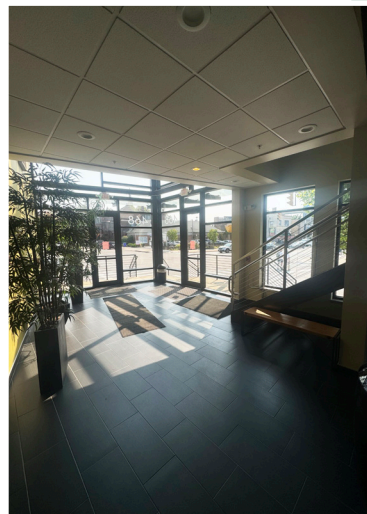


PROPERTY HIGHLIGHTS

- Prime Location Situated in the Heart of Downtown Buffalo
- Off Street Parking Available
- Turnkey Office Space
- Lease Rate \$23.50 per SF, Modified Gross

DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	90,713	306,049
Households:	42,981	133,326
Average HH Income:	\$62,530	\$61,792



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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