



Exclusive Offering

THE MAIN COURT BUILDING

436 Main Street
Buffalo, NY

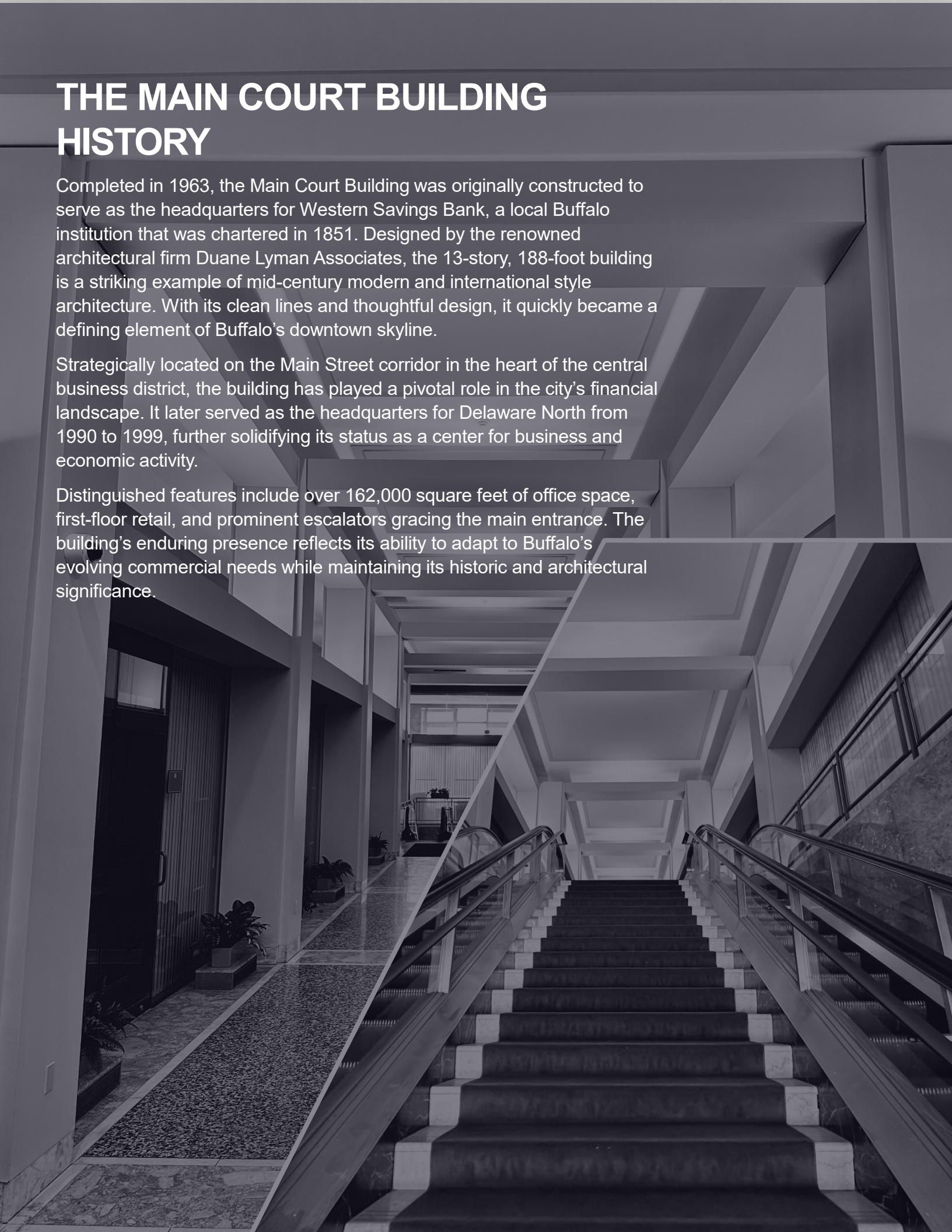
THE MAIN COURT BUILDING

HISTORY

Completed in 1963, the Main Court Building was originally constructed to serve as the headquarters for Western Savings Bank, a local Buffalo institution that was chartered in 1851. Designed by the renowned architectural firm Duane Lyman Associates, the 13-story, 188-foot building is a striking example of mid-century modern and international style architecture. With its clean lines and thoughtful design, it quickly became a defining element of Buffalo's downtown skyline.

Strategically located on the Main Street corridor in the heart of the central business district, the building has played a pivotal role in the city's financial landscape. It later served as the headquarters for Delaware North from 1990 to 1999, further solidifying its status as a center for business and economic activity.

Distinguished features include over 162,000 square feet of office space, first-floor retail, and prominent escalators gracing the main entrance. The building's enduring presence reflects its ability to adapt to Buffalo's evolving commercial needs while maintaining its historic and architectural significance.



PROPERTY HIGHLIGHTS

162,133 SF

BUILDING SIZE

13

STORIES

188'

TALL

1963

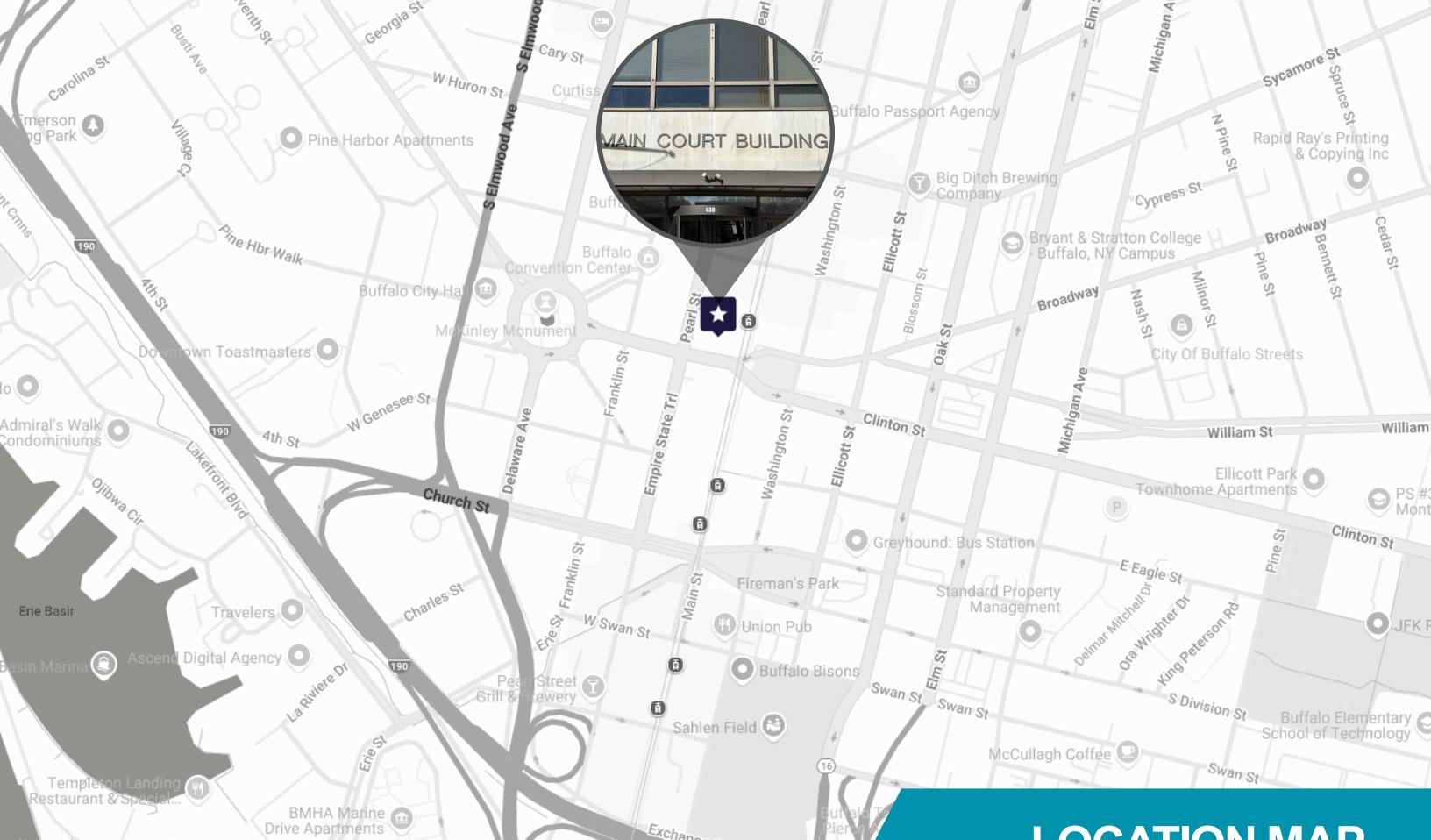
YEAR BUILT

THE MAIN COURT BUILDING

436 Main Street, Buffalo, NY

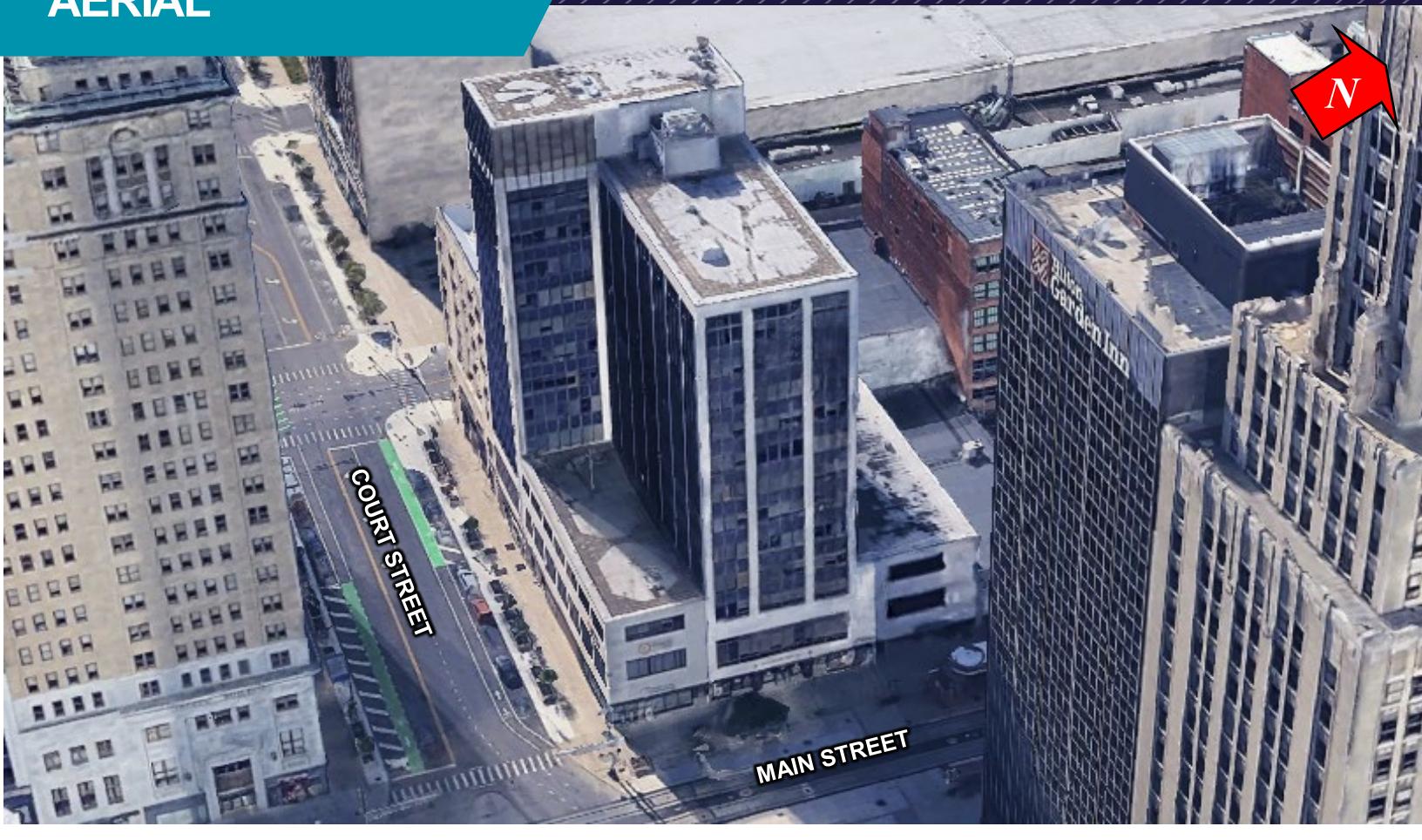
- 13-story, 188-foot-tall building in Buffalo's Main Street corridor
- Prime location in Downtown Buffalo's Central Business District
- Mid-Century Modern & International Style design
- Escalators at the main entrance and multiple passenger elevators
- Close to public transit including the NFTA Metro Rail and bus lines
- In close proximity to Canalside, the Cobblestone District & the Theater District
- Easy access to the Kensington Expressway (Route 33) and NYS Thruway I-190
- Ideal for office users and investors





LOCATION MAP

AERIAL



Aerial Overview

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MARKET OVERVIEW

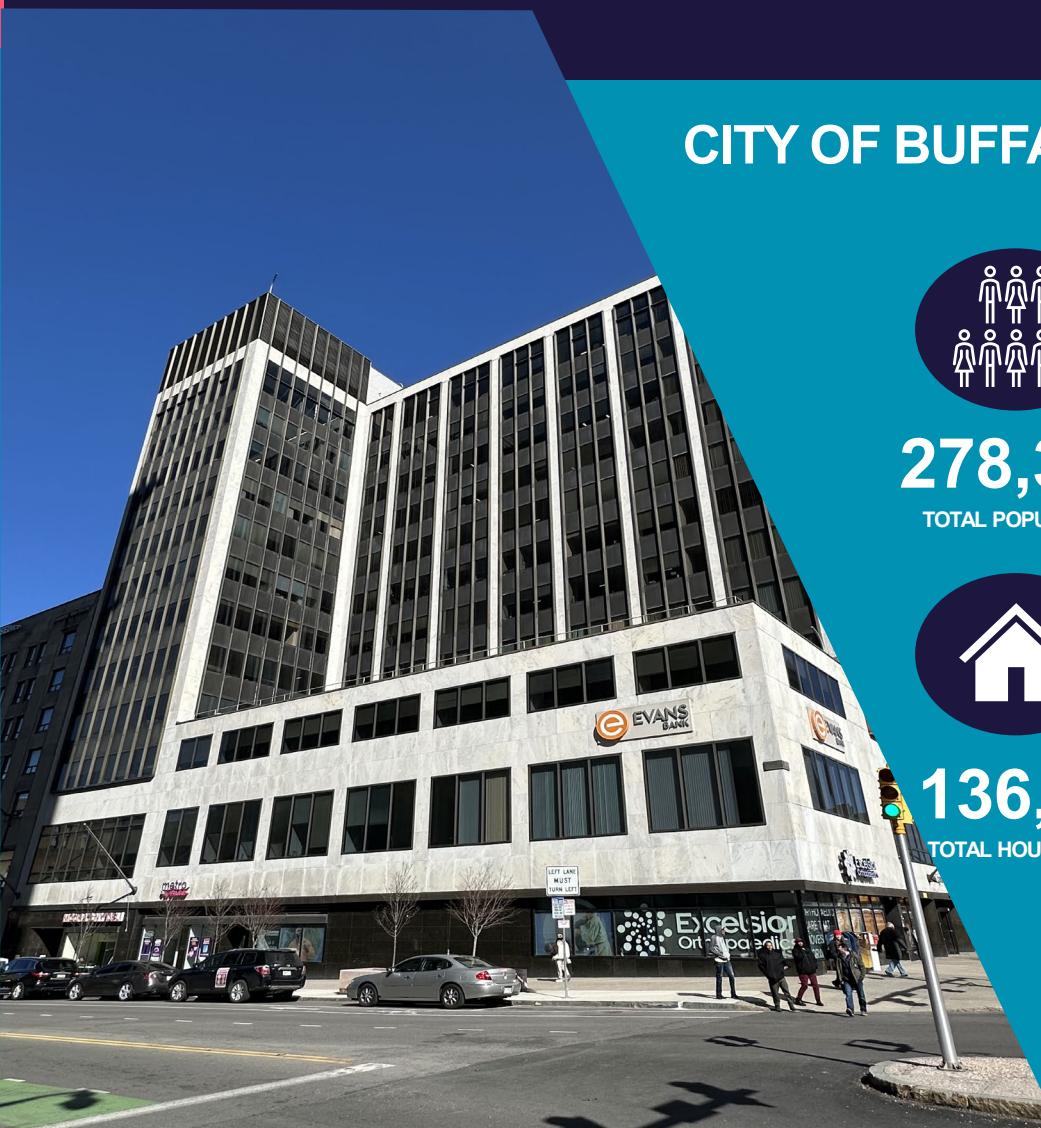
Buffalo is the second-largest city in New York State and a key economic driver for the Western New York region. With its location on the eastern shore of Lake Erie and close proximity to the Canadian border, Buffalo offers strategic access to major U.S. and international markets. The city has seen a wave of revitalization in recent years, supported by investment in healthcare, education, infrastructure, and the tech sector.

At the heart of this growth is Buffalo's Central Business District—home to government offices, major employers, and a growing mix of professional services. The area benefits from strong transit access, a walkable streetscape, and continued public and private investment that supports long-term commercial activity.

Downtown Buffalo benefits from a diverse regional population and a steady influx of young professionals. With nearby universities, affordable living, and growing urban amenities, the area remains attractive for businesses seeking talent and connectivity. The following demographic data highlights the market fundamentals supporting office investment in the CBD.



CITY OF BUFFALO DEMOGRAPHICS



278,349

TOTAL POPULATION



123,347

TOTAL HOUSEHOLDS



136,350

TOTAL HOUSING UNITS



35.7

MEDIAN AGE

SOURCE: UNITED STATES CENSUS BUREAU



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WAKEFIELD**



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Company**