



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 \$10.50 to \$15 psf.**

WITH SUITES RANGING FROM 2,200 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
307	2,900	Reception area
338	4,800	Built-out offices, A/C
343	3,100	Open space, an office, conference room, kitchen, A/C
434	2,647	Reception area, kitchen, conference room and large open area.
455	2,259	Warehouse near freight elevator
474	2,500	Warehouse 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 charter school. Can be subdivided. A/C
290	7200	Can be divided, A/C

FOR LEASING INFORMATION, PLEASE  
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