

HUNT Commercial Real Estate Corp. 403 Main St, Suite 200 Buffalo, NY 14203

# AVAILABLE

665 MAIN STREET, BUFFALO, NY 14203

Entire 2<sup>nd</sup> Floor - 21,000 SF



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**HUNT**<sup>®</sup>

*Since 1911*

COMMERCIAL

665 MAIN STREET, BUFFALO, NY 14203

# PRESTIGIOUS CLASS A

PERFECT FOR

ATTORNEY - ACCOUNTANTS

ADVERTISEMENT FIRM

HEALTHCARE

FINANCIAL FIRMS

665 Main Street offers 21,000 SF of Class A office space in the heart of downtown Buffalo.



Prime Main Street location



On site restaurant



75 on-site spots + abundant nearby parking

## LOCATION

665 Main street, Buffalo, ny 14203

Offers **21,000** SF

# HIGHLIGHTS







# KEY PROPERTY FEATURES

## STATE-OF-THE-ART ACCESS SYSTEM

A programmable fob system allows secure 24/7 building access while automating opening and closing during standard business hours (8 a.m. - 5 p.m., with a midday lunch closure from 12 p.m. - 1 p.m.).

Efficient climate control: The building operates on 52 heat pumps, ensuring consistent comfort across spaces.

## LOCATION

665 MAIN STREET,  
BUFFALO, NY 14203



## ONSITE RESTAURANT\*

- *Flexible furnishings: Office furniture is negotiable to meet tenant needs and preferences.*
- *On-site Security: A dedicated building security officer is available Monday through Friday from 8 a.m. to 5 p.m., ensuring a safe tenant experience.*

## PRIME DOWNTOWN DEMOGRAPHICS

Within 3 miles, the area features 113,746 residents—16% with bachelor's and 13% with advanced degrees—and a 1-mile daytime workforce of 69,962 across finance, healthcare, professional services, and education.

With a youthful median age of 34.9—ideal for attracting modern, innovative talent—the area also offers proximity to cultural landmarks, entertainment venues, and high-demand urban amenities.

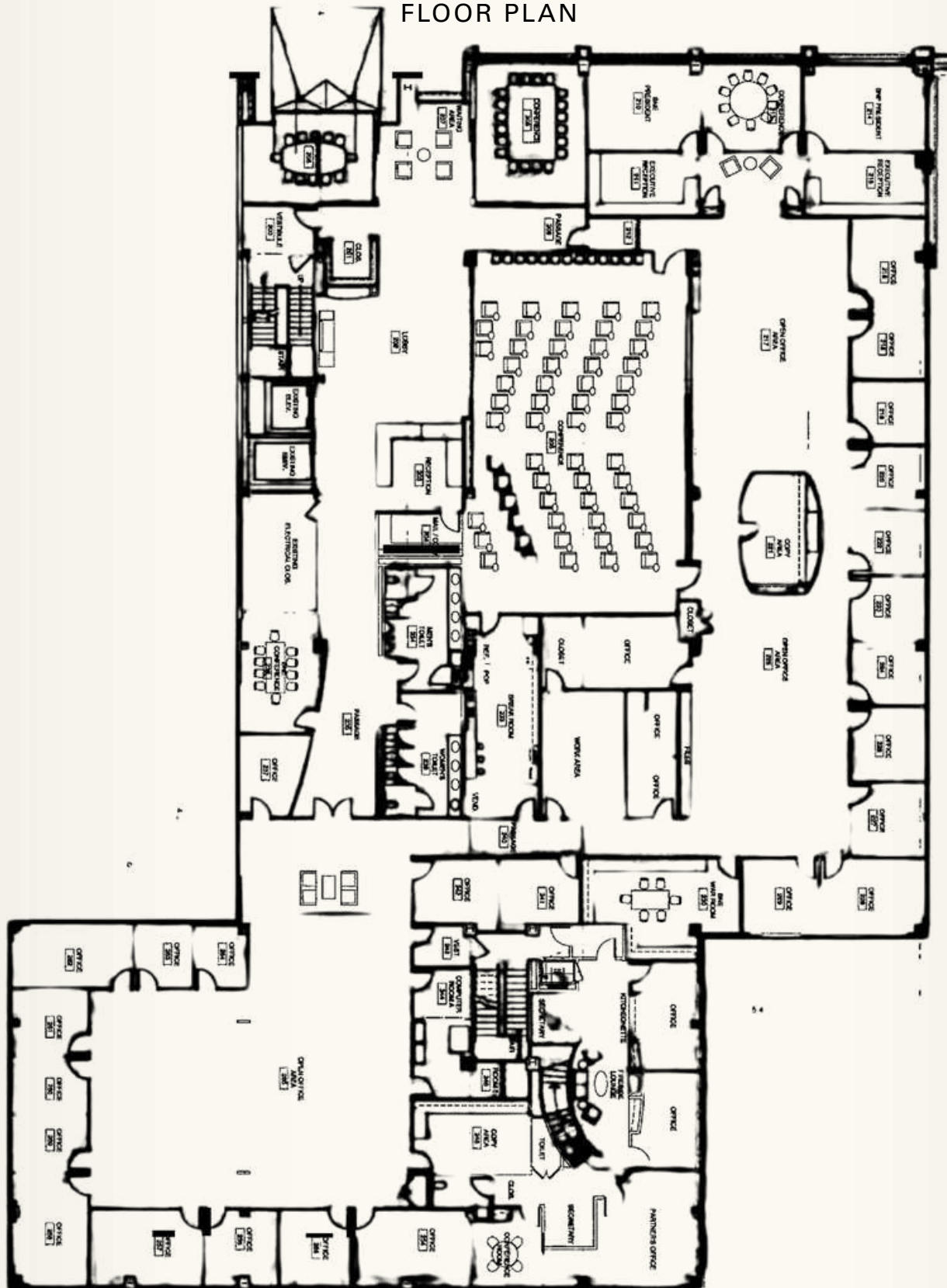
## TRAFFIC-DRIVEN OPPORTUNITY

With 13,000+ vehicles daily and high foot traffic, 665 Main Street is ideally positioned to amplify your company's visibility and accessibility in Buffalo's premier commercial district.

## OUR NEXT BUSINESS DESTINATION

Discover flexible, feature-rich Class A office space at 665 Main Street. Contact us today to schedule a tour and secure your place in Buffalo's top-tier commercial property.

FLOOR PLAN



2ND Floor Alterations  
BUFFALO NIAGARA  
PARTNERSHIP



FONTANES  
FOLI  
ALBRECHT  
ERNS  
BAWME  
ARCHITECT

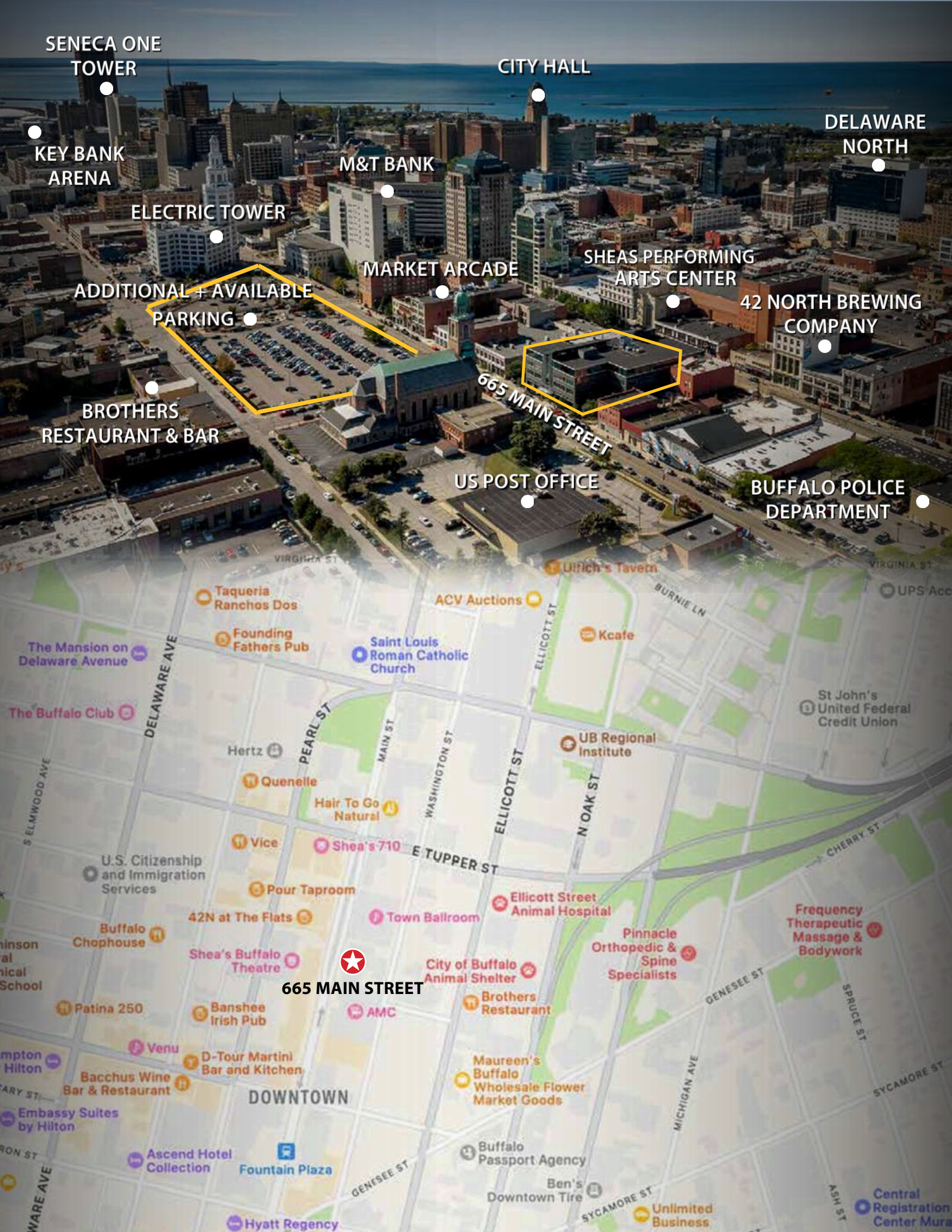
(This plan is  
not a contract. It is  
subject to the terms  
and conditions of the  
contract.)

DATE: 28 JAN 2003  
BY: AS NOTED  
SCALE: AS SHOWN  
SHEET: 1 OF 1

EXISTING  
FLOOR  
PLAN

EXIST-1





SENECA ONE  
TOWER

CITY HALL

DELAWARE  
NORTH

KEY BANK  
ARENA

M&T BANK

ELECTRIC TOWER

MARKET ARCADE

SHEAS PERFORMING  
ARTS CENTER

42 NORTH BREWING  
COMPANY

ADDITIONAL + AVAILABLE  
PARKING

BROTHERS  
RESTAURANT & BAR

US POST OFFICE

BUFFALO POLICE  
DEPARTMENT

665 MAIN STREET

665 MAIN STREET

DOWNTOWN