

FOR LEASE

403 Main Street, #314
Buffalo, NY 14203



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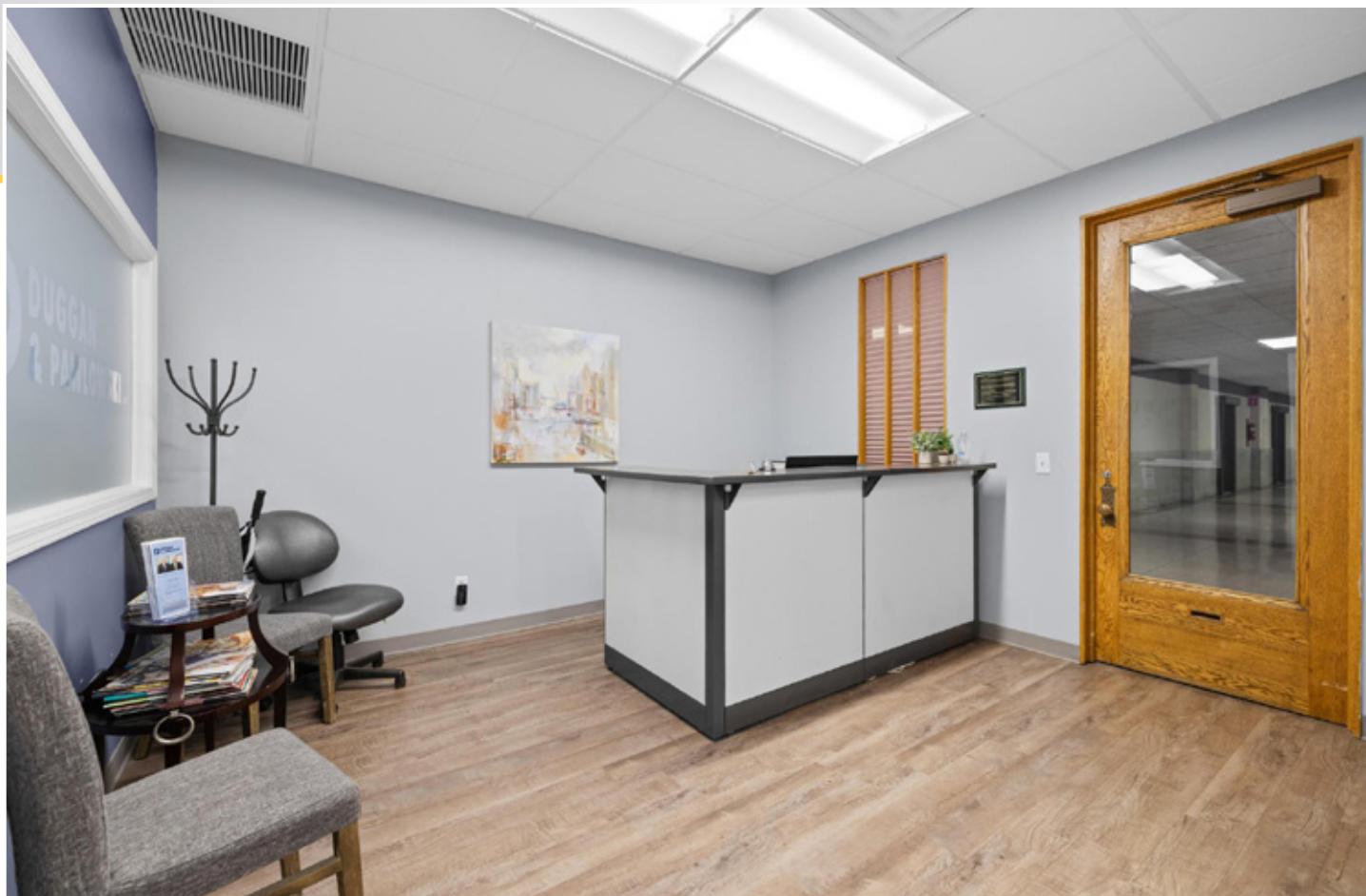
OFFICE SPACE IN THE HISTORIC BRISBANE BUILDING

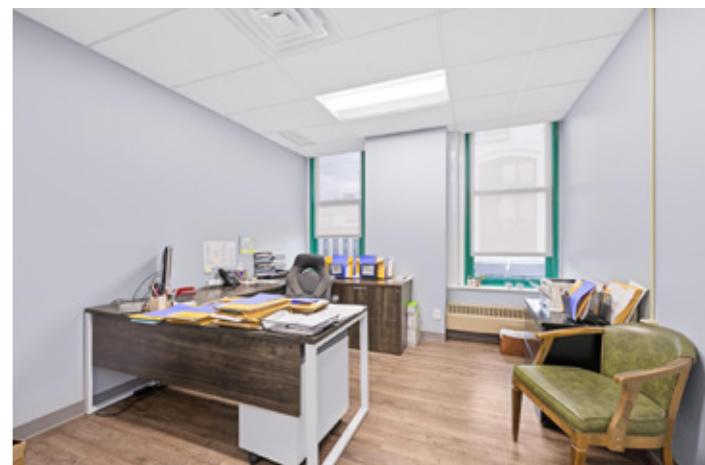
Turnkey Office Space includes reception, 7 private offices along the perimeter including a corner office overlooking Lafayette square, Open floorplan space for 4 cubicles. Features include a large conference room, a copy room and an eat-in kitchenette/breakroom. Newly remodeled in 2020 with updated finishes and excellent natural light for a nice working environment. Prime Downtown business district location close to numerous dining options, courthouses, coffee shops, Bison's Ballpark and access to the 190 highway. Asking rent excludes a monthly CAM charge (which is estimated around \$850/month all in and combines prorated utilities for the building. Subject to vary month to month). This is a sublease with 5 yrs remaining on term thru 2030. Cubicle FF&E currently onsite will be retained by the outgoing tenant.

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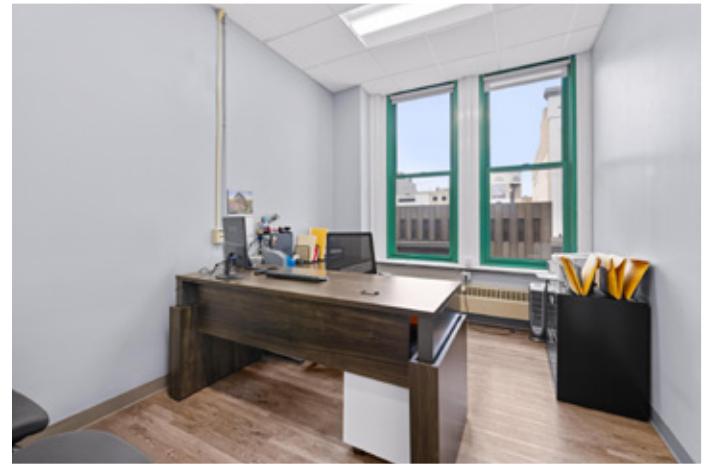
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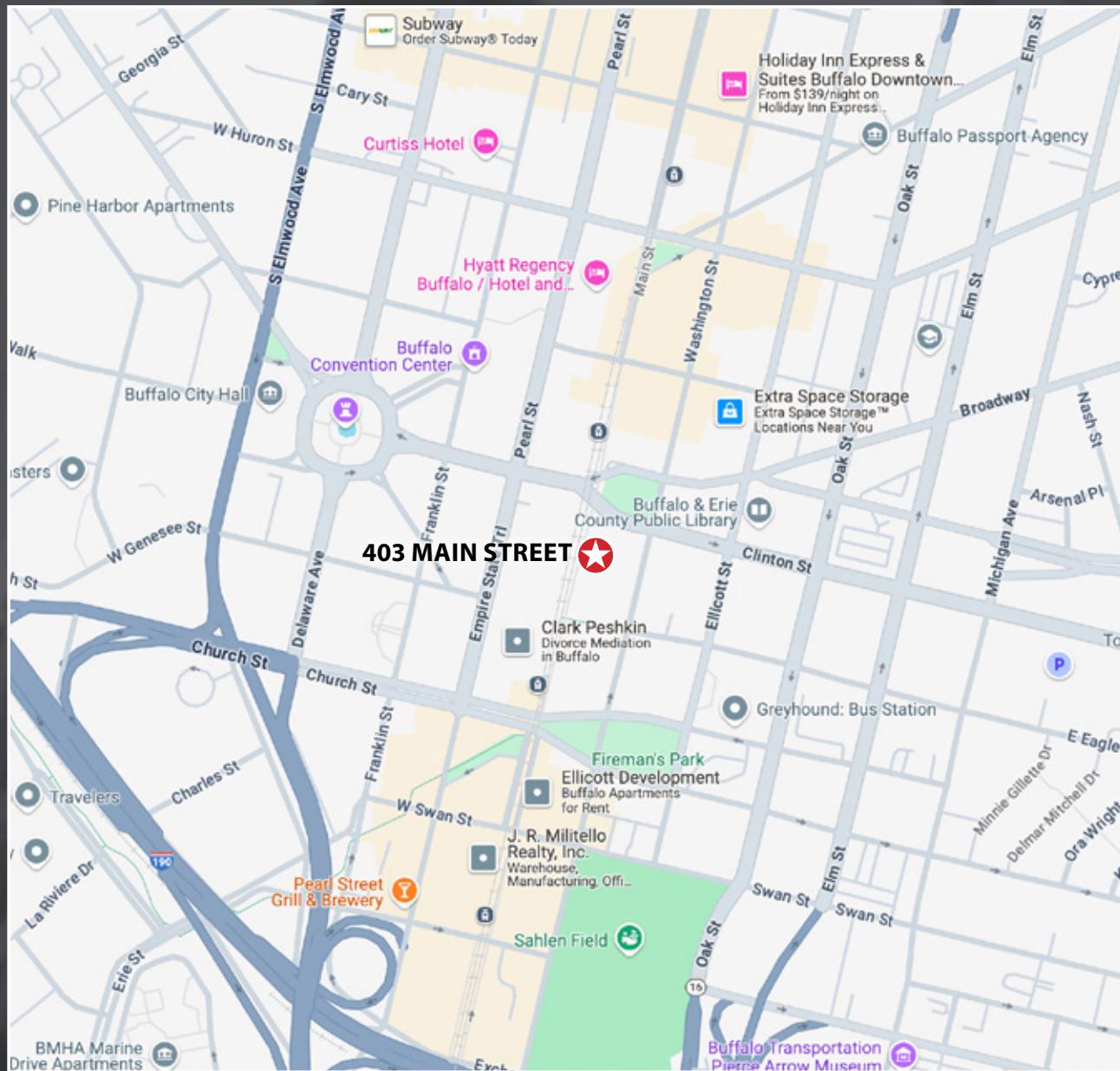


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