



Tri-Main Center can accommodate a wide array of businesses including tech and marketing, professional services, film and media production, community organizations, light manufacturing, and arts and cultural services.

## ABOUT TRI-MAIN CENTER

- On-site ownership, management and building maintenance staff provide tenants with a quick response to any building maintenance need or issue.
- 575,000 rentable square feet on 6 floors provide space to accommodate tenants of all sizes and needs. Includes parking for both tenants and their guests.
- Amenities include in-house restaurant and catering, on-site ATM machine located in the main lobby, daily postal pick-up and delivery, daily service from UPS and FedEx, on-site gym for tenants, and three conference rooms for tenants use.
- The building is equipped with centrally monitored security, smoke and fire systems, on-site Security guard and fob access for tenants after business hours.
- Shipping and receiving is easy and convenient with large service and freight elevators, 12 indoor loading docks with levelers, a staging area, and an on-site dock manager.
- Conveniently located just minutes from downtown Buffalo, the Buffalo International Airport and the Canadian border. One-half mile from Highways 198 and 33. Close to the Amherst Street Subway and on the Metro bus route to provide alternative and easy commutes for tenants and guests.

FOR LEASING INFORMATION, PLEASE CONTACT **MATT WOLFE**

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