

FOR LEASE

3,500 Sq. Ft. First Floor Space with Basement

1456 Broadway, Buffalo, NY 14212



PROPERTY HIGHLIGHTS

- Clean, large open space for lease only on Broadway in Buffalo
- Ideal for office, meeting or event space
- Full basement, partially built out with additional bathrooms
- High ceilings
- French doors separate three separate spaces each approximately 1,100 SF in size for large office, call center, or multi office use
- Plenty of space for storage, with off street parking as an option
- Landlord requires a minimum 2 year lease

DEMOGRAPHICS:

	<u>2- Mile</u>	<u>5-Miles</u>
Population:	62,534	339,382
Households:	26,972	149,071
Average HH Income:	\$44,329	\$63,083



HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Emily Cornwell
Associate Real Estate Broker

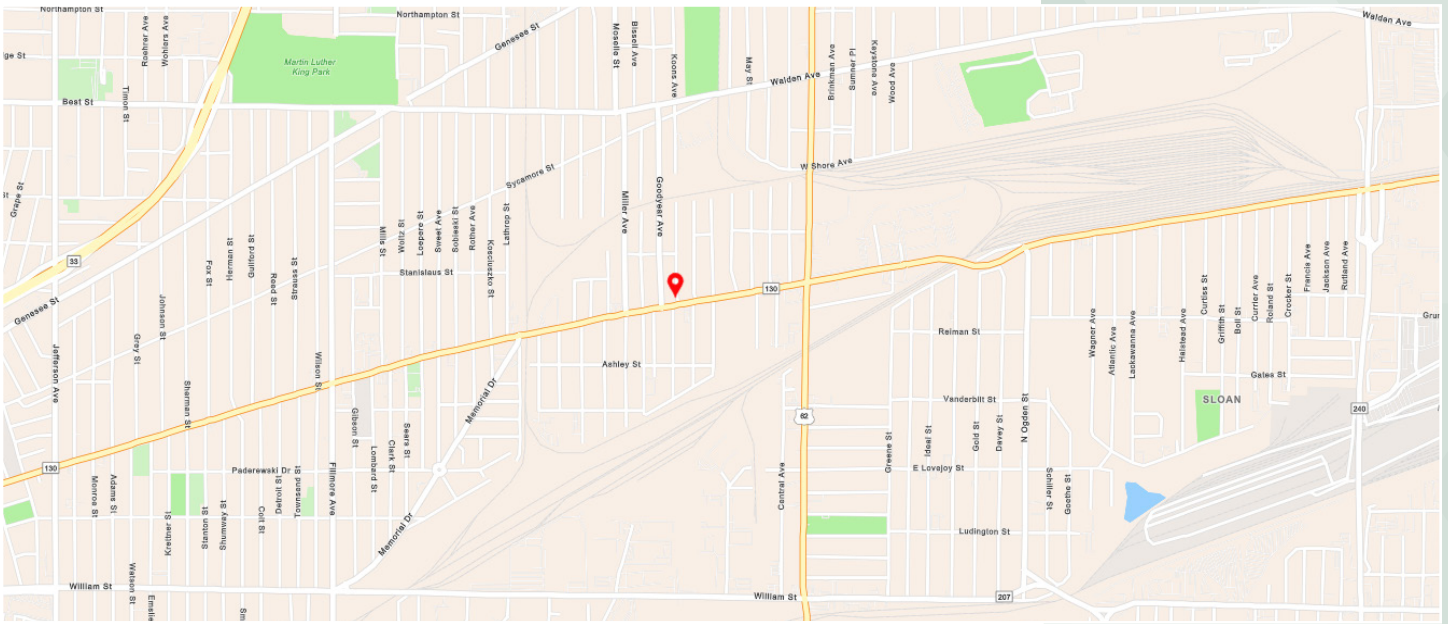
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