

1091 MAIN STREET

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PREMIERE
BUFFALO
NIAGARA
MEDICAL
CAMPUS
LOCATION

COMMERCIAL LEASING
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**1091
MAIN**



PROPERTY HIGHLIGHTS

Street-level new construction

Located 1 mile from the heart of Downtown Buffalo

After hours Security system

Professionally managed

Abundant Parking

CONVENIENT ACCESS TO AND FROM

Downtown Buffalo

Allentown

Elmwood Village

Buffalo Niagara Medical Campus

All Major Through-fares

Major Sporting Events, Restaurants and Courts

BUILDING SIZE

6-story 167,000 sqft

NOW LEASING

Retail and Medical Office Space

AVAILABLE SPACE

86,000 sqft Landlord will subdivide to accommodate individual requirements



PROPERTY DESCRIPTION

1091 Main is now open. Designed by Smith + Associates Architects, this edgy new structure offers a modern exterior with interior materials selected to communicate an aesthetic connection to the adjacent historic Church. 1091 Main offers Class A office and retail space along with underground parking to accommodate 58 vehicles. Ample surface parking is available.



CURRENT TENANTS

General Physician, P.C.

Dental Practice

AVAILABLE SPACE

Just over 98,000 sqft

Will subdivide to accommodate on individual requirements



IMMEDIATE AVAILABLE OCCUPANCY

FIRST FLOOR

9,641 sqft available

2,384 sqft of corner retail space available

SECOND FLOOR

3,437 sqft available

THIRD FLOOR

7,293 sqft available

FOURTH, FIFTH AND SIXTH FLOORS

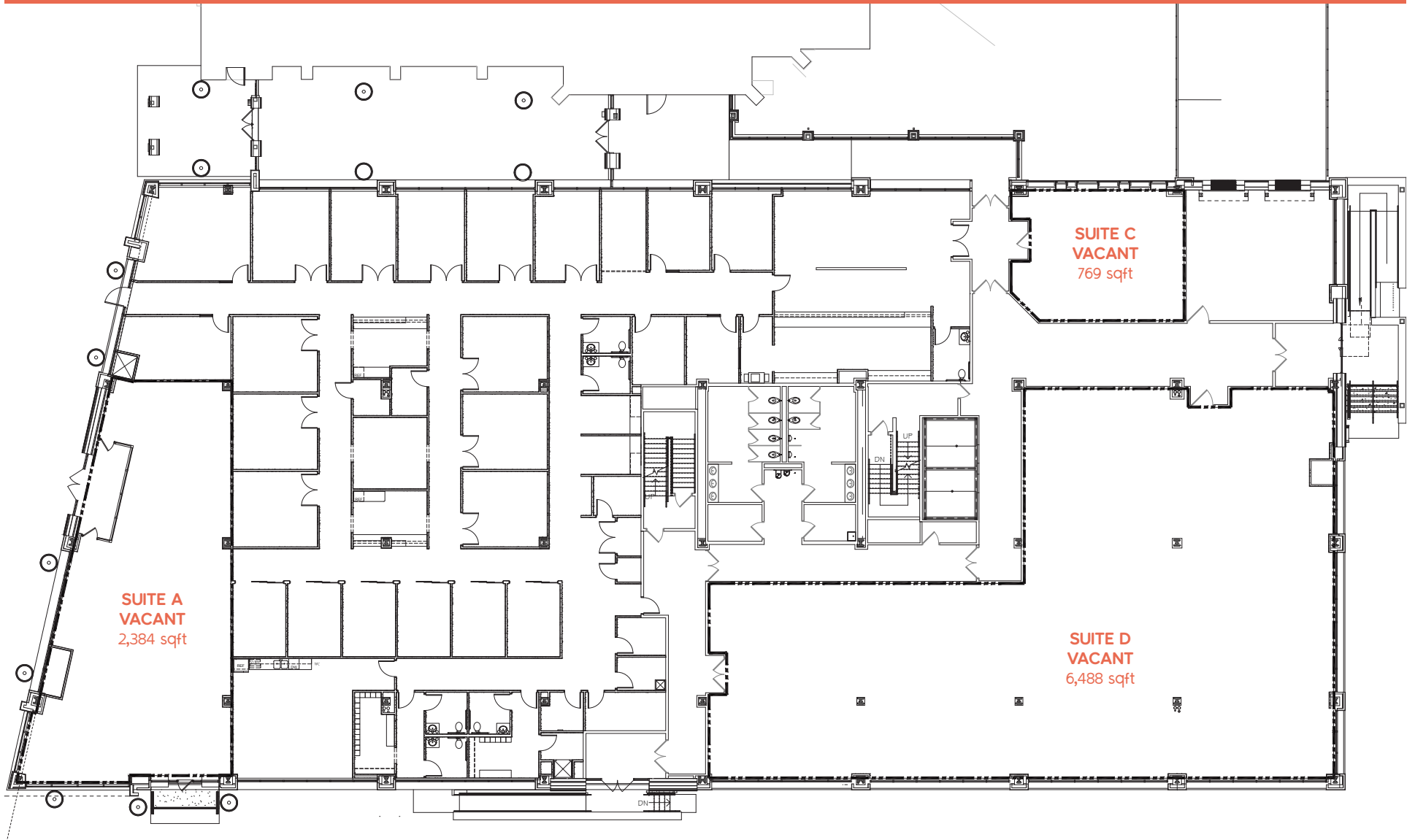
26,142 sqft available

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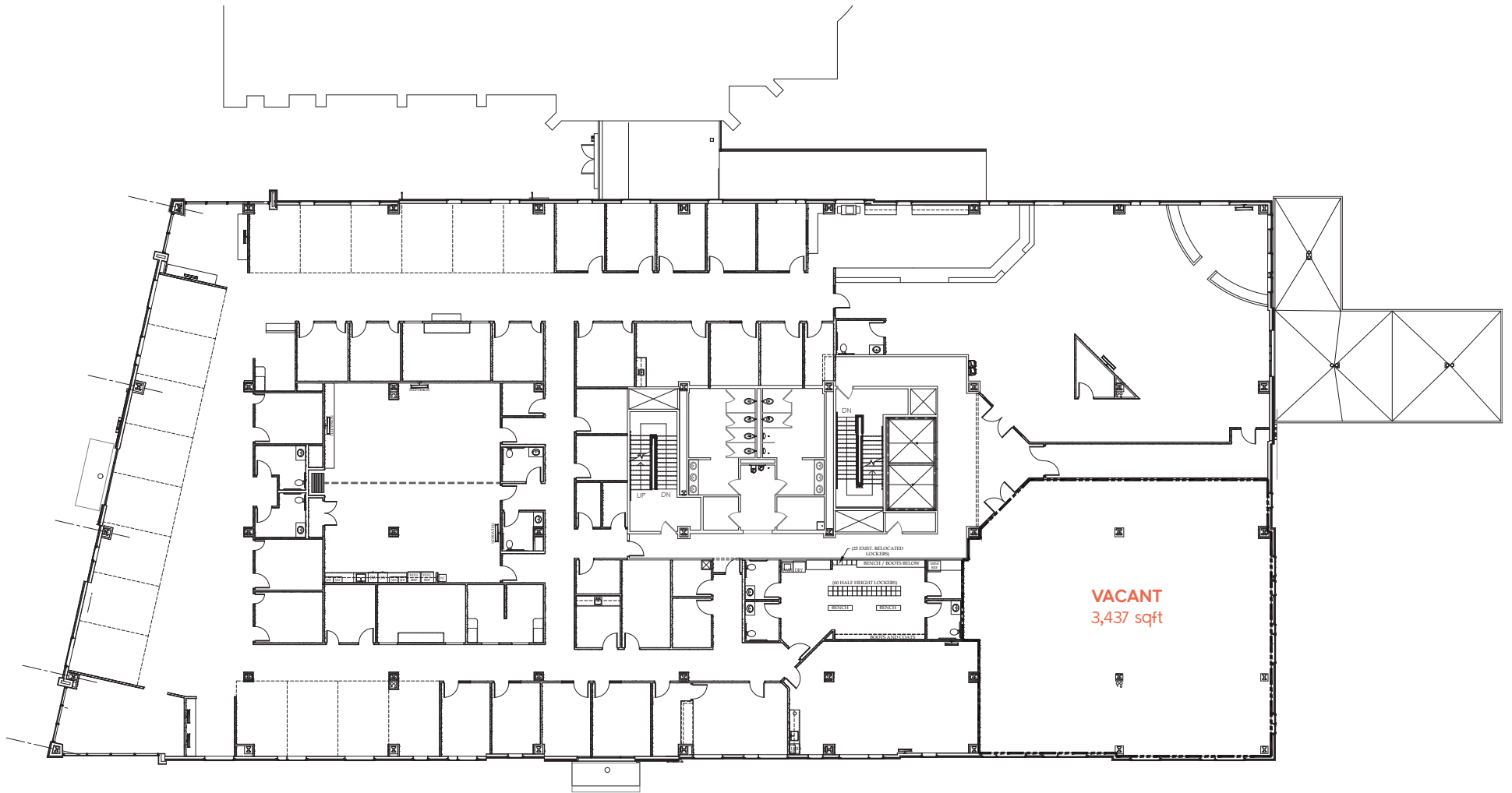
FIRST FLOOR 9,641 sqft

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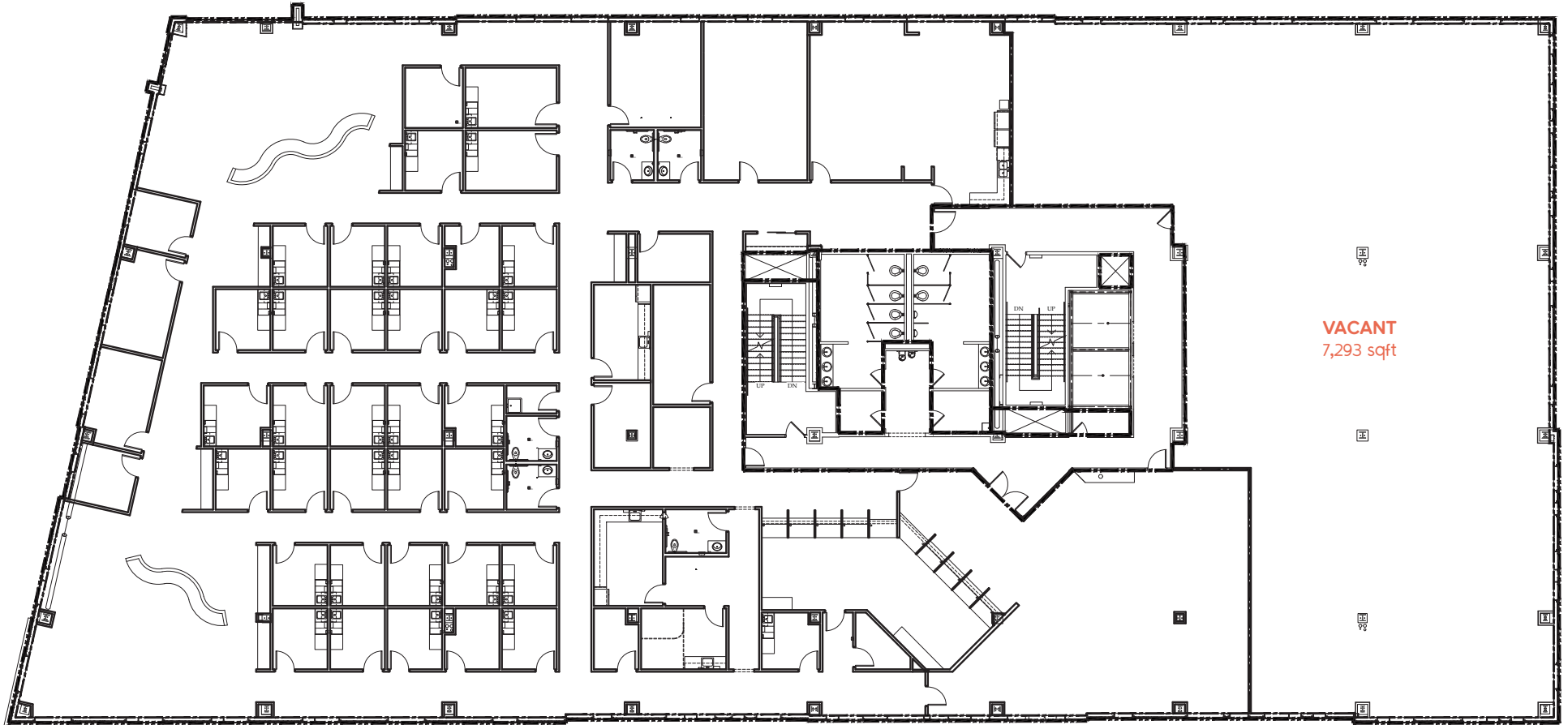
SECOND FLOOR 3,437 sqft

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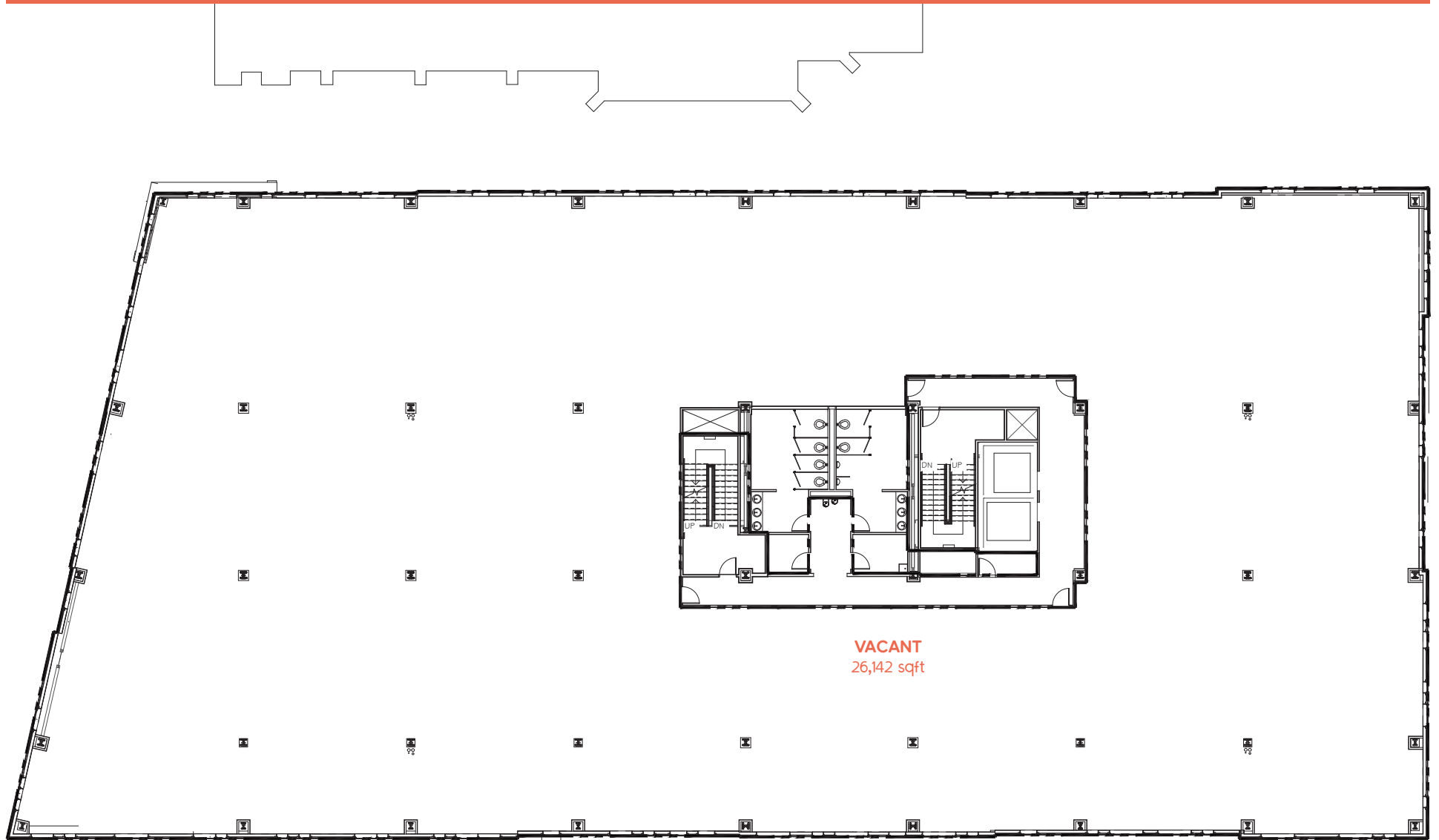
THIRD FLOOR 7,293 sqft

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VACANT
26,142 sqft

FOURTH, FIFTH AND SIXTH FLOORS 26,142 sqft available



BUFFALO NIAGARA MEDICAL CAMPUS

DOWNTOWN BUFFALO

ALLENTOWN

PHASE 1A
PHASE 1B
PHASE 2
PHASE 3

1091
MAIN

MAIN ST.

BEST ST.

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