

45
Jewett
ave.®

OFFICE SPACE
18,590 SF
FULL SECOND FLOOR

AVAILABLE JANUARY 2024

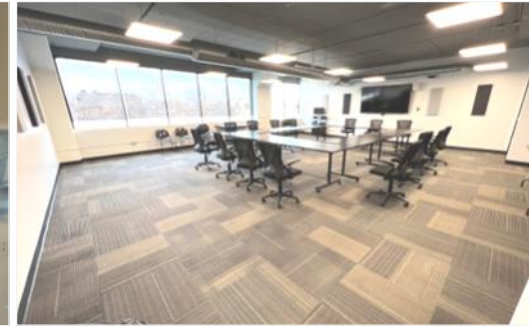


45 JEWETT AVE. BUFFALO, NY
Next to Tri-Main Center

FOR LEASING INFORMATION,
PLEASE CONTACT
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Tri-Main Development
2495 Main Street
Buffalo, NY 14214
www.trimaincenter.com

PROPERTY HIGHLIGHTS



- Owner, manager "on site"
- 18,590 sq ft—Full floor
- Windows on all 4 sides of the suite
- Ample free parking
- Signage opportunity
- Elevator access to 2nd floor
- Training room, meeting spaces and numerous private offices
- Restaurant, fitness center, ATM, Amazon Hub, EV charging—all next door at Tri-Main Center
- Less than half mile to Highways 198 and 33, just minutes from downtown Buffalo, the Buffalo International Airport and the Canadian border.
- Walking distance to the Darwin Martin House, Delaware Park, the Buffalo Zoo, and People's Park.

