



OFFICE FOR LEASE

SUITE 202

392 Pearl Street, Buffalo

Entertainment District • downtown Buffalo

- 4,363 RSF open office suite on the second floor
- Glass views into the building's central atrium
- Large windows with abundant natural light
- Shared kitchen on the floor
- 6 covered parking spaces included
- Steps to the Fountain Plaza Metro Rail station

DOWNTOWN OFFICE - 4,363 RSF - AVAILABLE NOW

4,363 RSF

SUITE 202 • SECOND FLOOR

\$11.00 / SF

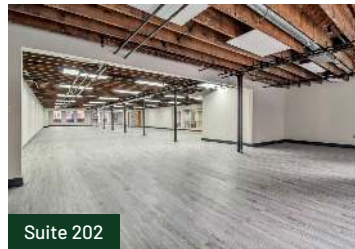
GROSS • ≈ \$3,999 / MO

AVAILABLE NOW

OPEN PLAN • ATRIUM VIEWS

SUITE SPECIFICATIONS

SUITE	Suite 202 • Second floor
AVAILABLE	4,363 RSF
ASKING RENT	\$11.00 / SF Gross ≈ \$3,999 / mo
LAYOUT	Open plan Glass views to central atrium
LIGHT	Large windows, natural light
KITCHEN	Shared kitchen on the floor
PARKING	6 covered spaces included
BUILDING	±35,000 SF • 4 stories • Class B
LOCATION	Entertainment District Pearl & W. Chippewa
TRANSIT	Fountain Plaza Metro Rail ~0.1 mi
AVAILABILITY	Now



Suite 202



Suite 202



Suite 202 - available (4,363 RSF)

Full floor plan on page 2



FOR LEASING INFORMATION, CONTACT

Kevin Dagher

CEO • Cedarland Development Group

kevindag@cedarlanddev.com O: 716-217-9105 ext. 6 C: 716-880-7395

SECOND FLOOR – SUITE 202 · 4,363 RENTABLE SF

Not to scale as shown



Suite 202 – available (4,363 RSF)

Separate full-size floor plan available

THE BUILDING & LOCATION



392 Pearl Street

THE BUILDING

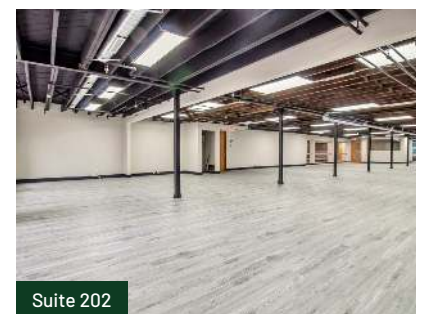
- 392 Pearl Street: ±35,000 SF, 4-story Class B office building
- Central atrium with natural light
- Elevator served; shared kitchen on the floor

LOCATION

- Downtown Buffalo's Entertainment District, at Pearl & W. Chippewa
- Steps to the Fountain Plaza Metro Rail station (~0.1 mi)

PARKING

- 6 covered parking spaces included with Suite 202
- Additional off-street parking and an adjacent garage within walking distance



Suite 202



Building atrium