


OFFICE FOR LEASE

SUITE 200

392 Pearl Street, Buffalo

Entertainment District • downtown Buffalo

- 3,078 RSF office suite on the second floor
- Professional office space in downtown Buffalo
- Waiting area, private rooms and storage (see plan)
- Next to the central atrium; shared kitchen on the floor
- At least 5 covered parking spaces included
- Steps to the Fountain Plaza Metro Rail station

DOWNTOWN OFFICE - 3,078 RSF - AVAILABLE NOW
3,078 RSF

SUITE 200 • SECOND FLOOR

\$11.75 / SF

GROSS • ≈ \$3,014 / MO

AVAILABLE NOW

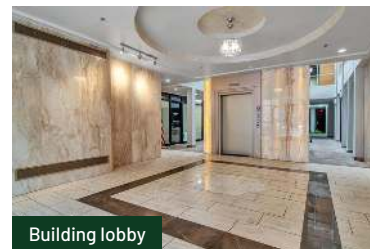
PROFESSIONAL OFFICE

SUITE SPECIFICATIONS

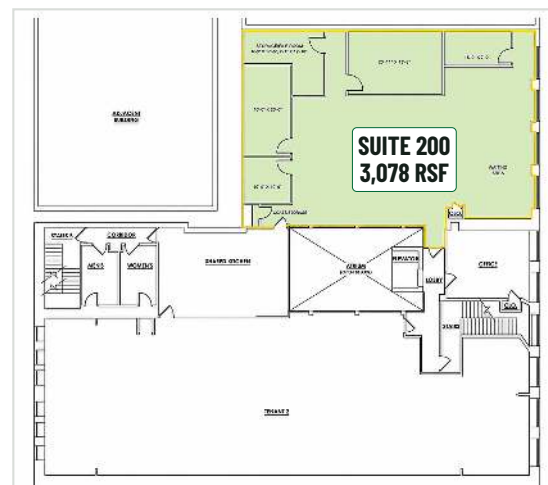
SUITE	Suite 200 • Second floor
AVAILABLE	3,078 RSF
ASKING RENT	\$11.75 / SF Gross ≈ \$3,014 / mo
LAYOUT	Waiting area, private rooms and storage (see plan)
USE	Office
KITCHEN	Shared kitchen on the floor
PARKING	At least 5 covered spaces included
BUILDING	±35,000 SF • 4 stories • Class B
LOCATION	Entertainment District Pearl & W. Chippewa
TRANSIT	Fountain Plaza Metro Rail ~0.1 mi
AVAILABILITY	Now



Building atrium



Building lobby


 Suite 200 – available (3,078 RSF)

Full floor plan on page 2



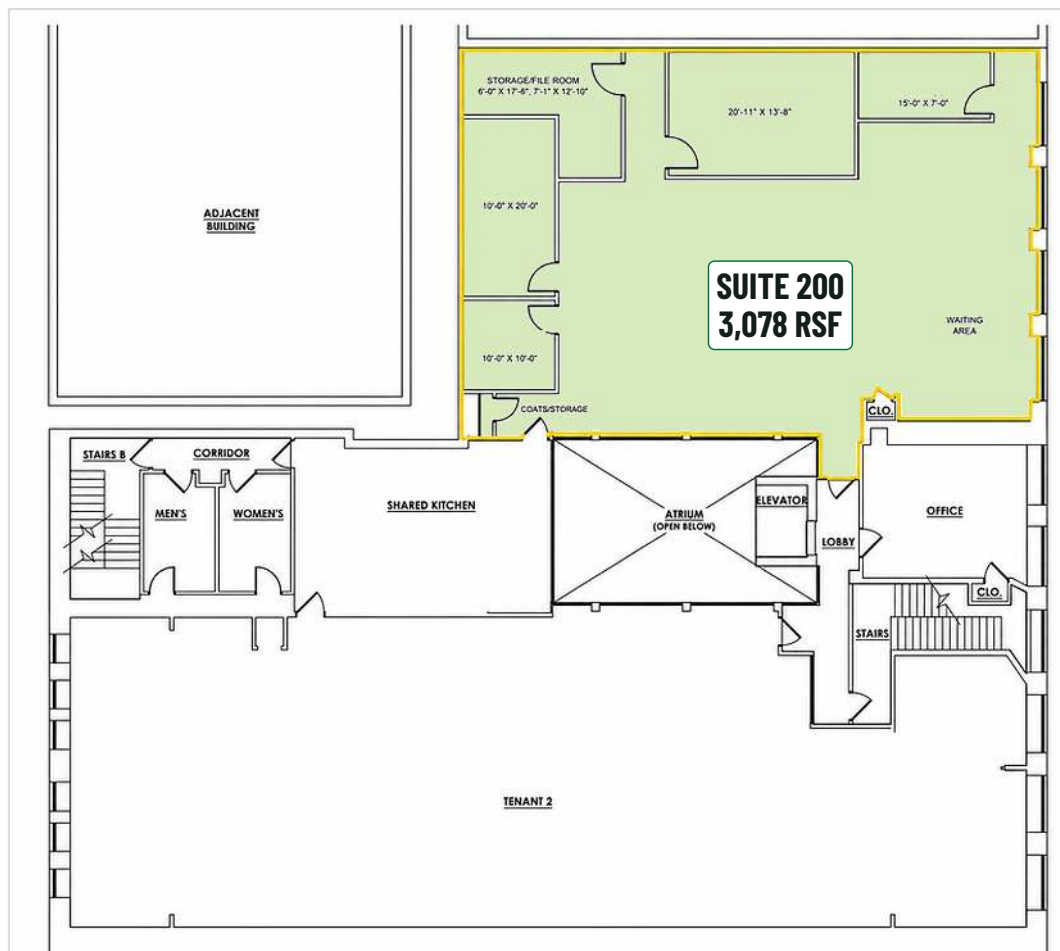
FOR LEASING INFORMATION, CONTACT

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SECOND FLOOR – SUITE 200 · 3,078 RENTABLE SF

Not to scale as shown



Suite 200 – available (3,078 RSF)

Separate full-size floor plan available

THE BUILDING & LOCATION



392 Pearl Street

THE BUILDING

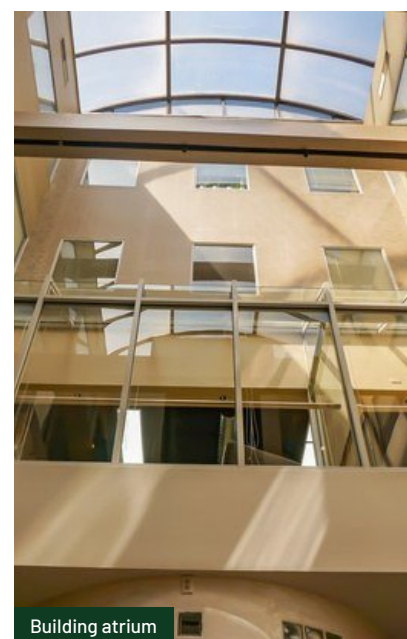
- 392 Pearl Street: ±35,000 SF, 4-story Class B office building
- Central atrium with natural light
- Elevator served; shared kitchen on the floor

LOCATION

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

PARKING

- At least 5 covered parking spaces included with Suite 200
- Additional off-street parking and an adjacent garage within walking distance



Building atrium