



Available ground floor space for lease
at
598 Main Street
Buffalo, NY 14202
LarkinDG.com

For further information, please contact:

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598 Main Street

The building is conveniently located at the corner of Main and Chippewa Streets, a high pedestrian location in downtown Buffalo.

Approximately 1255 sq. ft. of prime ground floor retail/office space is available for lease.

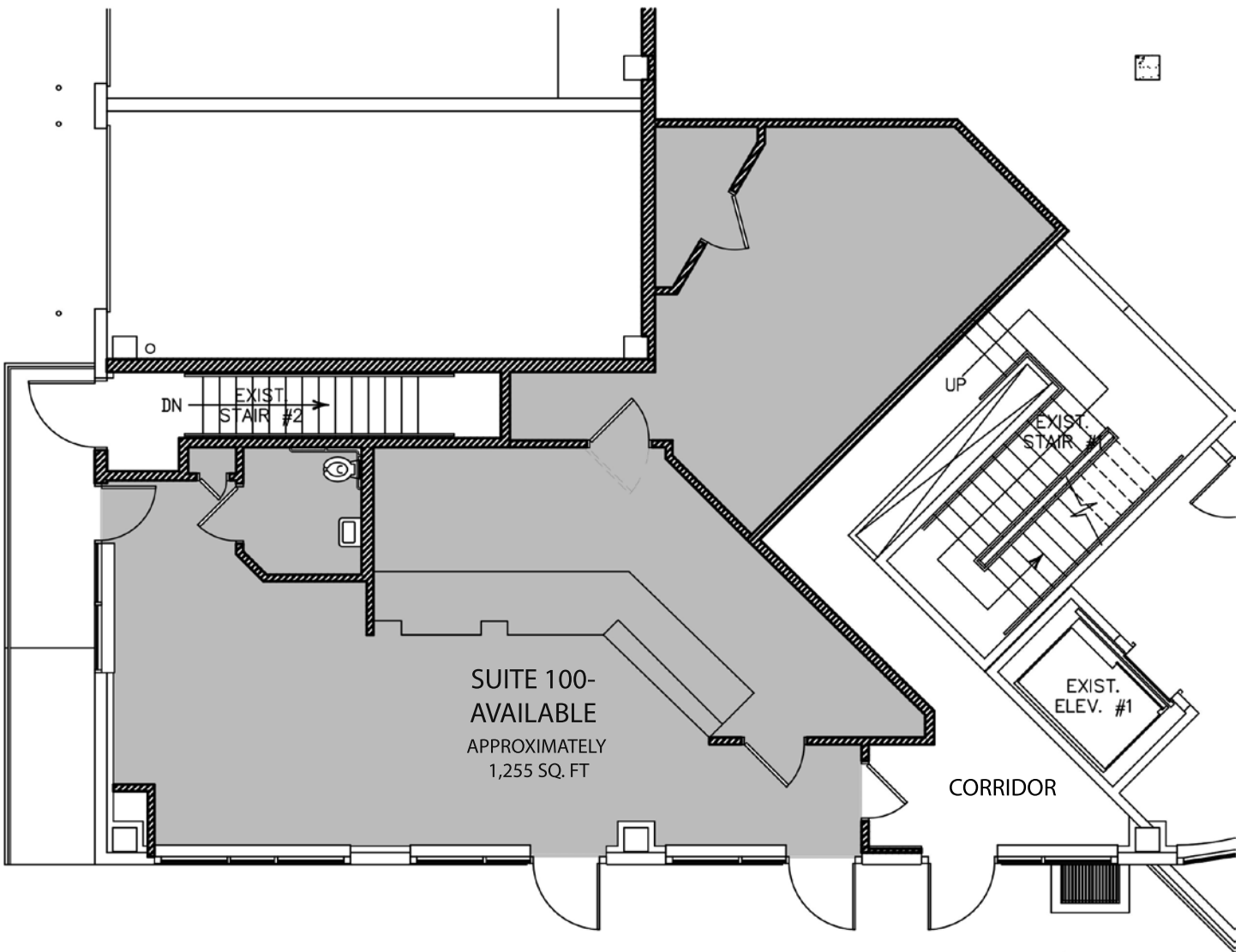
The space is suitable as is for office, retail, or a coffee shop.

The space is currently divided for public use and private office space. The “front of house” features glass walls on two sides. Windows and access are directly on Chippewa Street.

The space includes a unisex restroom in the public space and a mop sink in the back of house.

The as is space includes food service equipment hookups (FSE) for equipment such as a microwave and toaster. It does not currently have an exhaust hood or Ansul fire protection system.

Parking may be included depending upon the lease.

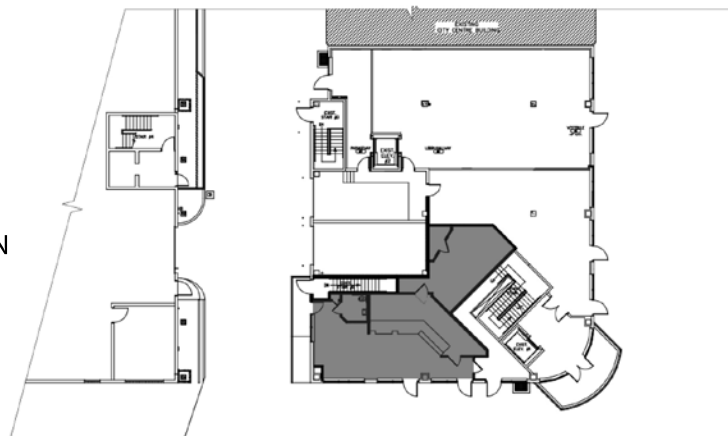


SUITE 100 - AVAILABLE

598 MAIN ST - BUFFALO, NEW YORK



FIRST FLOOR PLAN
NOT TO SCALE
FEBRUARY 14, 2016



West Cheppewa St.