



Available ground floor space for lease  
at  
598 Main Street  
Buffalo, NY 14202  
[LarkinDG.com](http://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 1241 sq. ft. of prime ground floor retail/office space is available for lease.

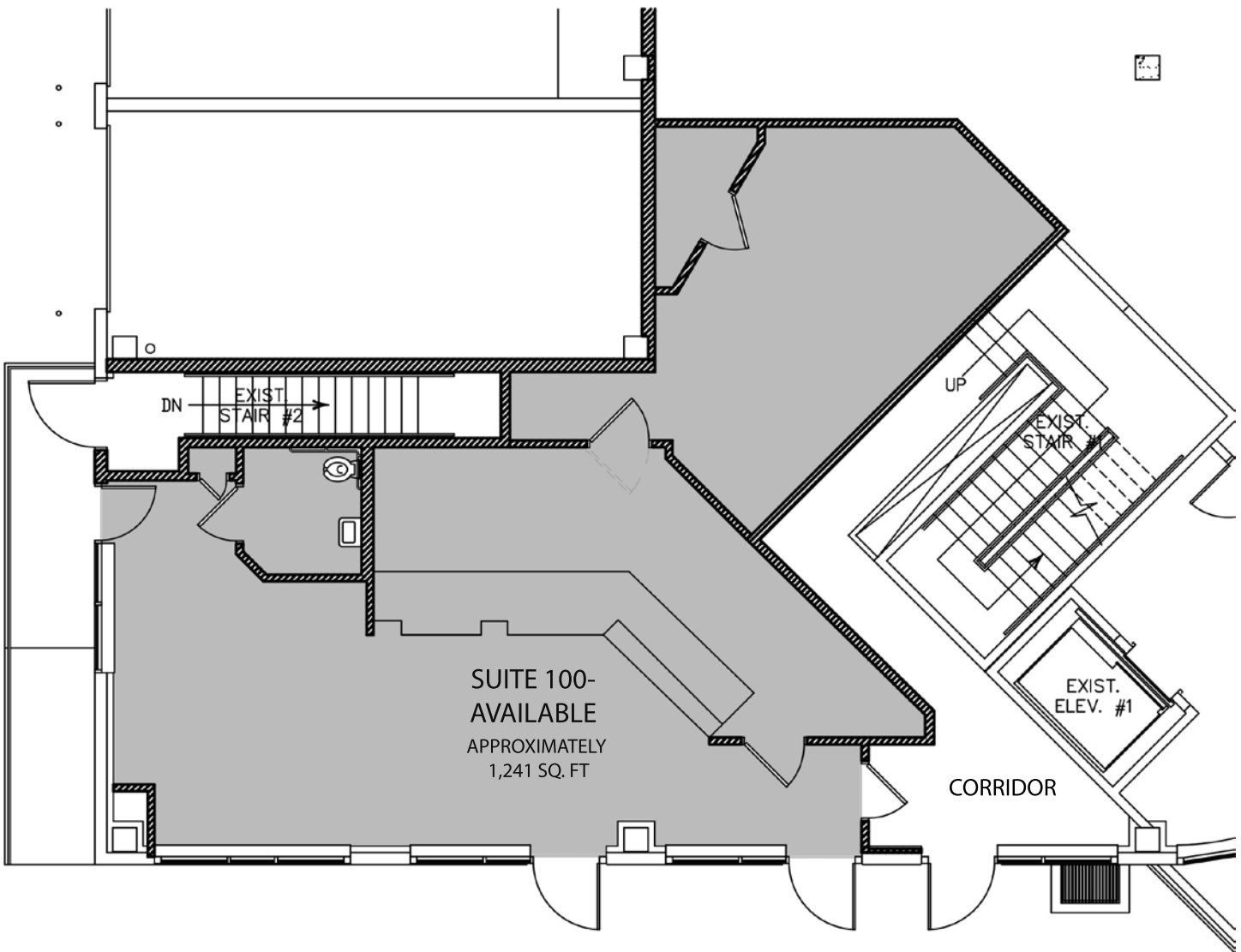
The space is suitable as is for office, retail, or a coffee shop.

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 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**

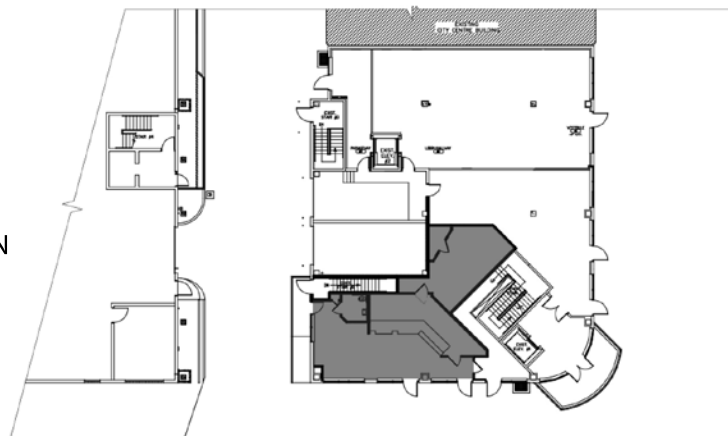
598 MAIN ST - BUFFALO, NEW YORK



**FIRST FLOOR PLAN**

NOT TO SCALE

July 13, 2017



West Chippewa St.