

DOWNTOWN BUFFALO PROFESSIONAL OFFICE SPACE FOR LEASE

THE ROBLIN BUILDING

**BELOW MARKET FULL-SERVICE RENTAL RATES!**

BUILDING FEATURES	
Total Building Size	119,421 ± Sq. Ft.
Total Available	Up to 55,000 ± Sq. Ft.
Floors	Six (6)
Year Built	1960
Parking	Ramp
Zoning	DO – Downtown Opportunity

**Property Highlights**

- Prime Office Space Available in Downtown Buffalo’s Roblin Building
- Below Market Rental Rates
- 15,000sf Floor Plates Available
- Up to 3,750sf First Floor Retail Space
- Located on Main Street, Near Swan Street, in the Heart of the Central Business District
- Close to US, State, County and City Offices, Courthouses and Buffalo-Niagara Medical Campus
- Metro Rail Station Located in Front of Building, NFTA Bus Lines Nearby
- Municipal Parking Available
- Within Walking Distance to KeyBank Center, Sahlen’s Field, Harbor Center, Erie County Community College City Campus and Canalside
- Proximate to Many Area Amenities Including Restaurants, Bars, Banks, Retail, Theatre, & Hotels
- Easy Access to NYS Thruway I-190 & Route 33 Expressway
- Ideal For: General Office, Data Center, Call Center, Retail (1<sup>st</sup> Floor)



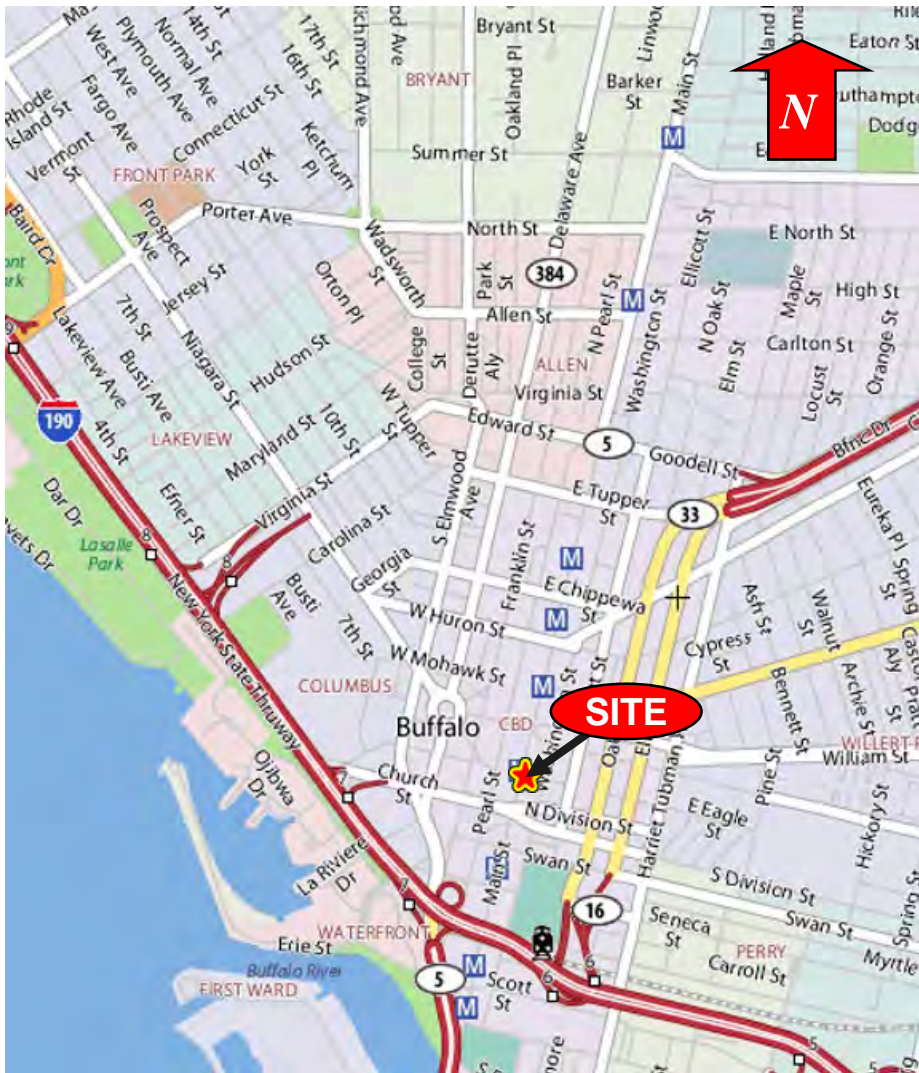
For more information, contact:

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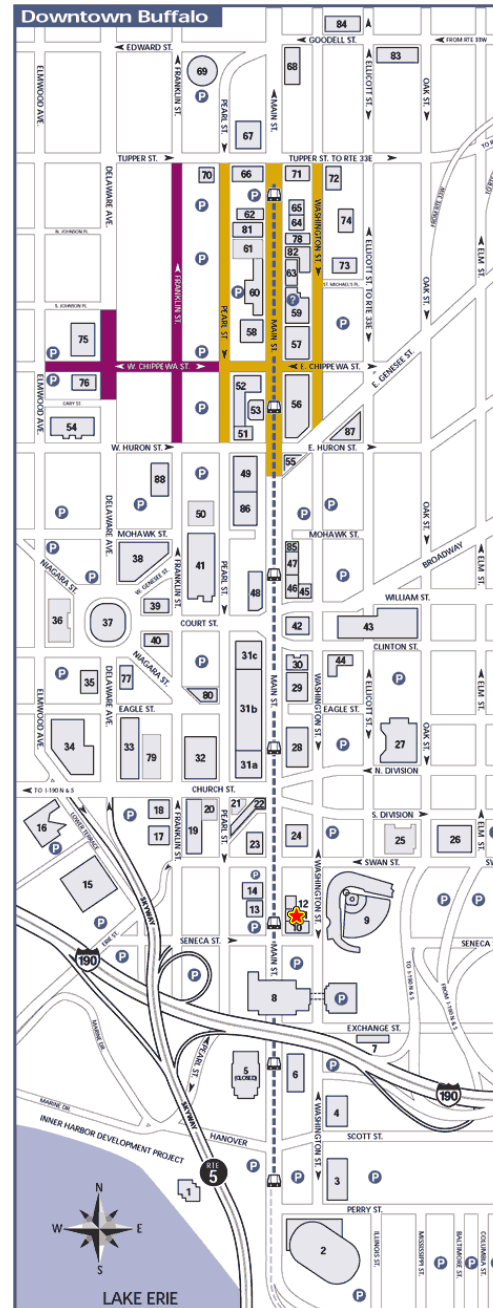
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**The Roblin Building – 241 Main Street  
Buffalo, New York**



Location Map



Downtown Map

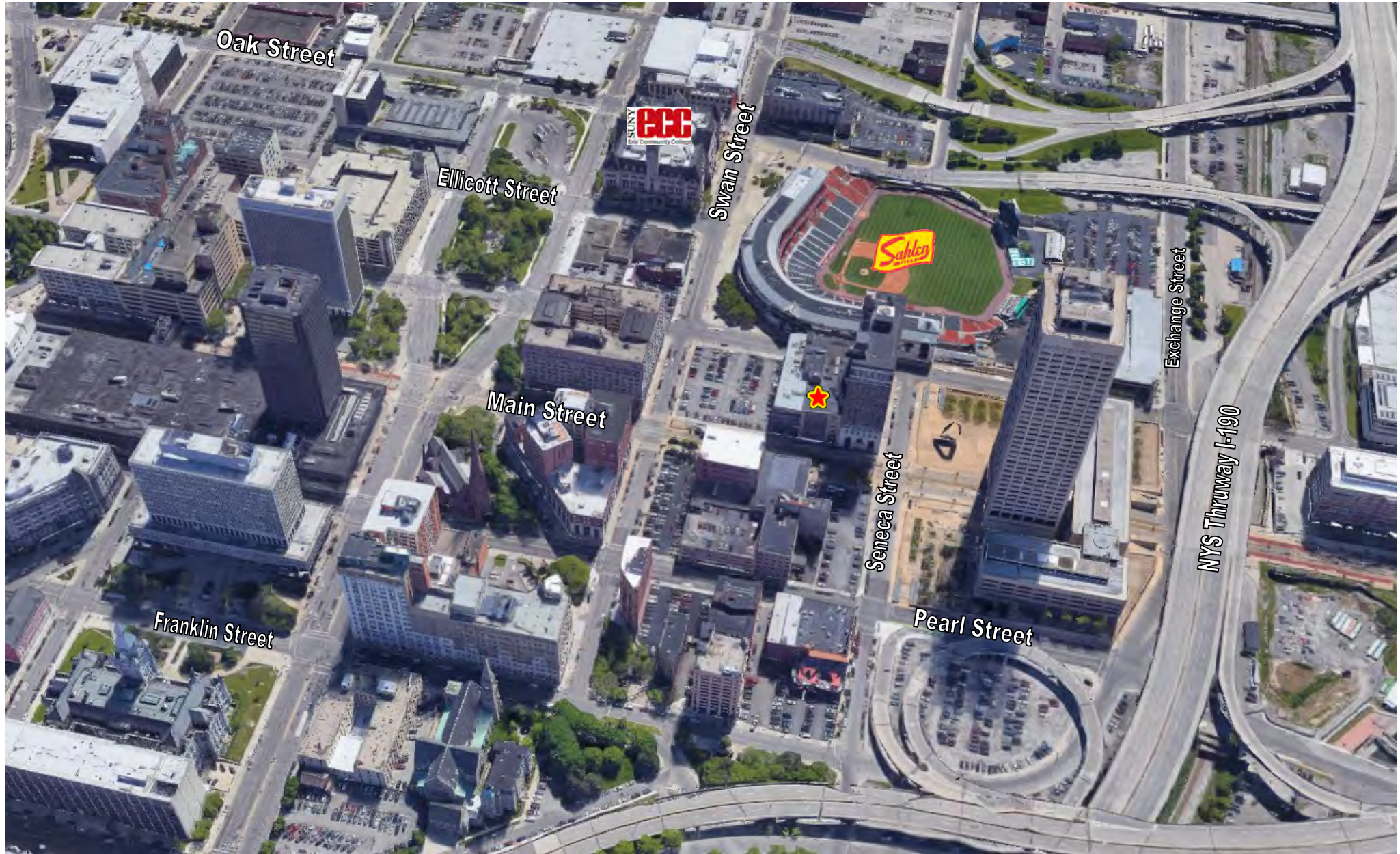
1. Buffalo and Erie County Naval & Service Center's Park	31c. Liberty Building	59. Market Arcade Complex
2. HSBC Arena	32. Rath Building	60. Buffalo Visitor Center
3. HSBC Atrium Building	33. The New Erie County Hall	61. Theater Place
4. Buffalo News	34. Erie County Holding Center	62. Shear's Performing Arts Center
5. Memorial Auditorium (closed)	35. Board of Elections	63. Alleyway Theatre
6. Donovan State Office Building	36. Erie County Sheriff's Dept.	64. Irish Classical Theatre
7. Amtrak Station	37. Buffalo City Court	65. Hostel Buffalo
8. HSBC Center	38. Buffalo City Hall	66. Buffalo Place Inc. (Offices & maintenance shop)
9. Dunn Tire Park	39. Niagara Square	67. Studio Arena Theatre
10. Main Seneca Building	40. Staller Towers	68. Ansonia Centre
11. Roblin Building	41. Walter J. Mahoney State Building	69. Buffalo Christian Center
12. Stanton Building	42. Michael Dillon Federal Court House	70. Buffalo Convention Center
13. Merchants Insurance Group	43. Buffalo Convention Center Building	71. Police Precinct District B
14. 288 Main Building	44. Lafayette Square - Home of Thursday at the Square concert Center	72. PCI Building
15. WNY Public Broadcasting Center	45. Adam's Mark Hotel	73. St. Michael's Church series
16. Adam's Mark Hotel	46. St. Joseph's Cathedral	74. U. S. Postal Service
17. St. Paul's Cathedral	47. Buffalo Police Headquarters	75. Delaware Court Building
18. Buffalo Police Headquarters	48. Verizon	76. Hampton Inn & Suites
19. Verizon	49. Guaranty Building	77. 69 Delaware Avenue
20. Guaranty Building	50. Rand Building	78. 605 Main St Bldg
21. St. Paul's Cathedral	51. Tishman Building	79. Old Erie County Hall
22. Cathedral Park	52. Lafayette Court	80. New County Court House
23. New York State Labor Department	53. Main Court Plaza	81. Smith Theatre
24. Elliott Square Building	54. Hyatt Regency Buffalo	82. Market Arcade Film & Arts Centre
25. Erie Community College City Campus	55. Theodore Roosevelt Plaza	83. Century Centre II
26. Burt P. Flickinger Athletic Center	56. M&T Center	84. Century Centre I
27. NFLA Metropolitan Transportation Center	57. Radisson Suites Downtown	85. Mohawk Building
28. M&T Plaza	58. City Centre	86. YWCA
29. Taylor Building		
30. Brisbane Building		
31a. Main Place Tower 31b. Main Place Mall		





Photos





Aerial