

FOR LEASE

PROFESSIONAL OFFICE SPACE AVAILABLE

Building Overview

- Two-story brick office building
- Approximately 8,134 SF
- Three separate entrances, allowing for multiple users
- Full dry basement for storage and utilities
- Located on North Main Street in downtown Wellsville

1st Floor

- Seven private offices
- Break room
- Two restrooms
- Ample storage
- Multiple entrances
- Private off-street parking
- Well-maintained professional office space

2nd Floor

- Large conference room
- Four private offices
- Kitchenette
- Two restrooms
- Front and rear entrances (no elevator access)
- Private rear parking for tenants
- Located in downtown Wellsville on Main Street
- Surrounded by business, restaurants, and local amenities



EXCLUSIVE CONTACT

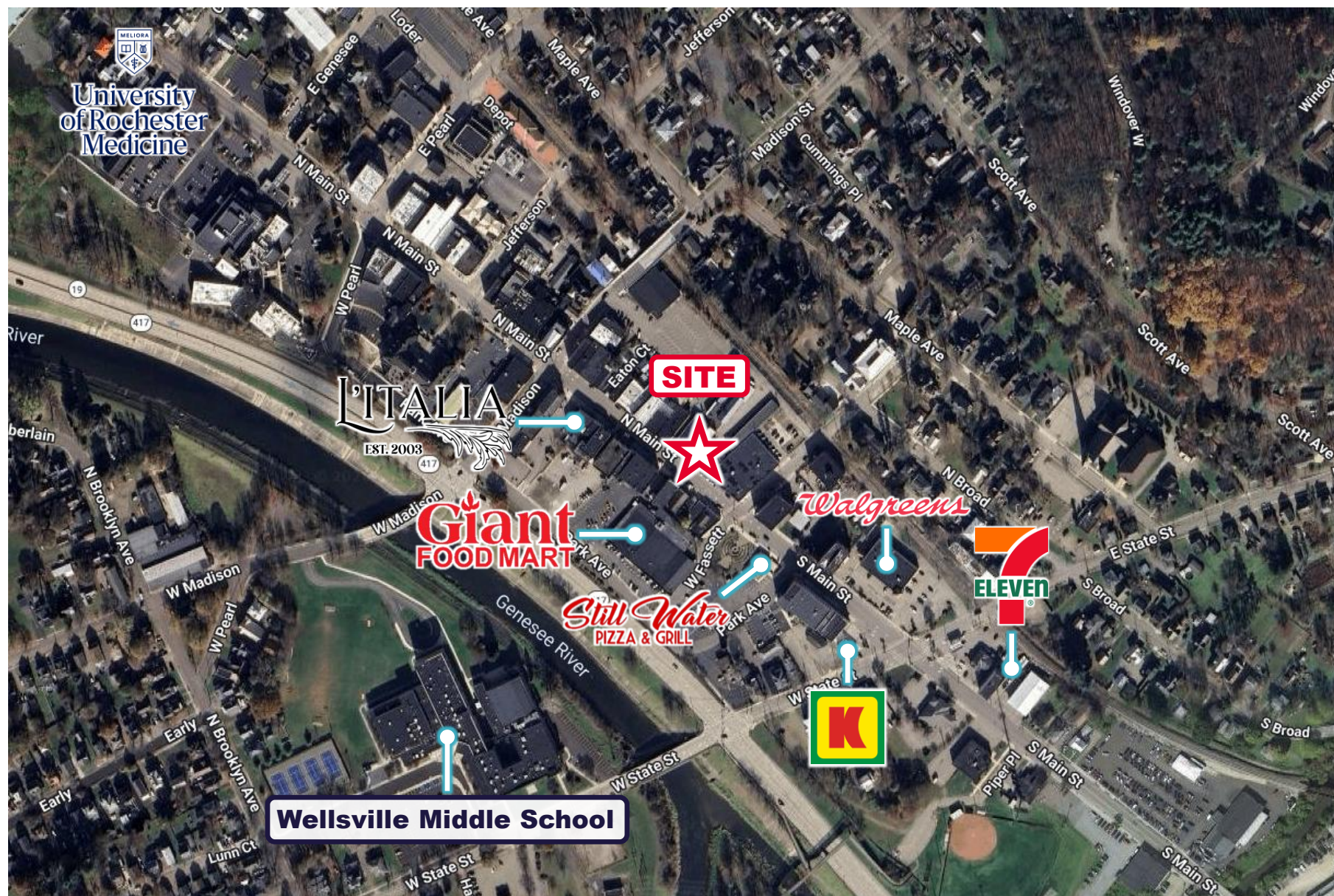
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**80 N. Main Street
1st Floor Photos**



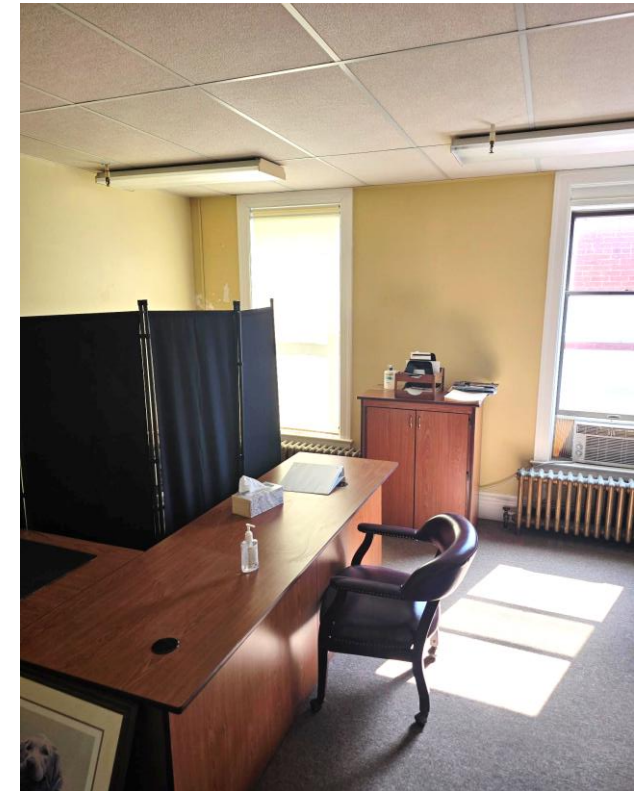
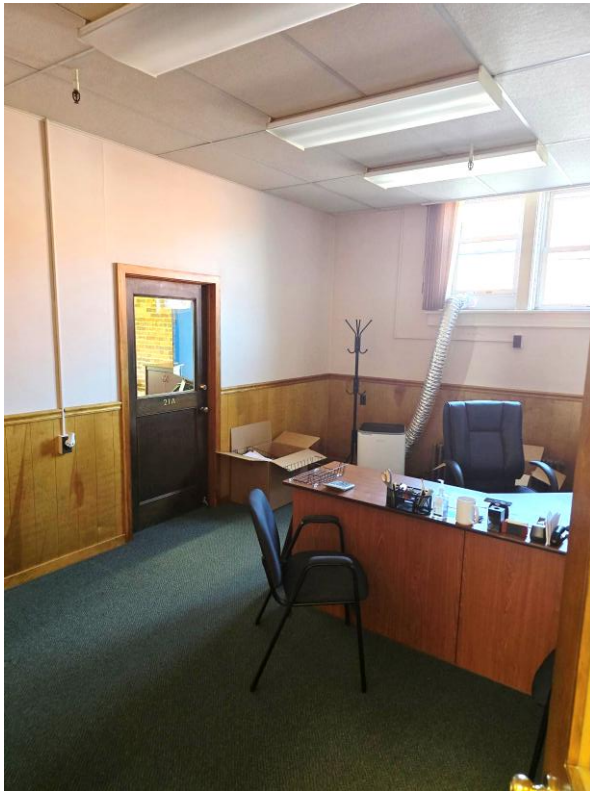


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**80 N. Main Street
2nd Floor Photos**





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2nd Floor Photos

