

LOOKING TO MOVE **UP** DOWNTOWN?

665 Main Street | Buffalo

In the Heart of the Theatre District

**Currently Leasing
2,400 sq. ft**

**See Back
for Details**

McGuire
Development Co
Trust Through Transparency





MODERN DESIGNS

Aesthetically Pleasing



EFFICIENT WORKFLOWS

Alleviating Congestion & Stress



FACILITY VISIONING

Cost-Effective Premium Finishes



OFFICE DESTINATIONS

Centralized Hubs for Business Operation

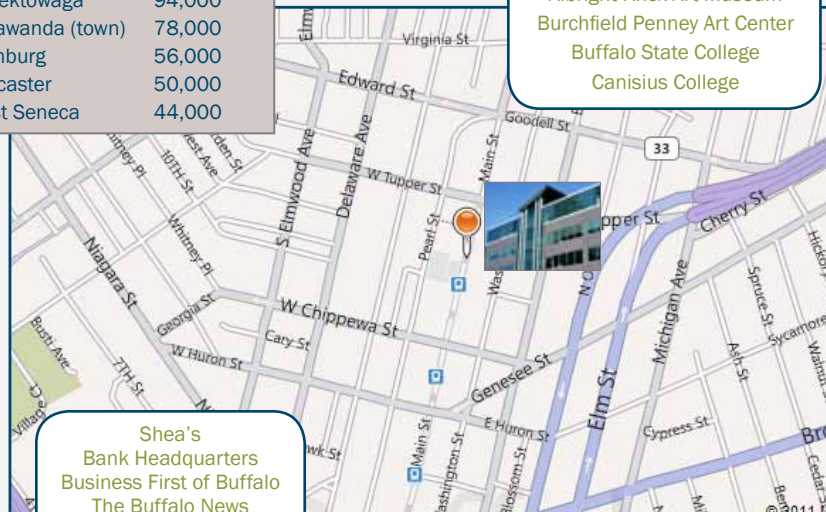
Appointments

- ◆ 2,400 sq. ft. available
- ◆ First floor, Class A Office Space
- ◆ Convenient to NYS Thruway, Kensington Expressway, Peace Bridge
- ◆ Close proximity to Canada
- ◆ East access to the Buffalo/Niagara Airport
- ◆ Dual Access from Main and Washington Streets
- ◆ Ample On-site Covered Parking
- ◆ 24/7 Security
- ◆ Exterior and Interior Building Identities
- ◆ Professionally Managed by McGuire Development Company

POPULATION OF TOWNS IN CLOSE PROXIMITY

Buffalo	280,000
Amherst	120,000
Cheektowaga	94,000
Tonawanda (town)	78,000
Hamburg	56,000
Lancaster	50,000
West Seneca	44,000

Women's and Children's Hospital
 Roswell Park Cancer Institute
 Buffalo General Hospital
 Buffalo Niagara Medical Campus
 Albright Knox Art Museum
 Burchfield Penney Art Center
 Buffalo State College
 Canisius College



Shea's
 Bank Headquarters
 Business First of Buffalo
 The Buffalo News
 The First Niagara Center
 Coca-Cola Field
 Allentown District
 Metro & Subway
 Hundreds of Restaurants,
 Shops and Galleries

THIS CENTRALIZED SPACE IS IDEAL FOR...

- Professional/Administrative Offices
- Extended School Campus
- Credit Union
- Security Services
- Training Center
- Claims Adjustment Agencies
- R&D Firms
- Collection Agencies
- National/International Businesses

McGuire Development specializes in the VISIONING and DEVELOPMENT of office facilities.

As a full-service real estate firm, we have in-house experts who will keep the project WITHIN YOUR BUDGET as well as broker the SALE, LEASE OR SUBLET OF YOUR CURRENT PROPERTY, if applicable.

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 Development 
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www.McGuireDevelopment.com