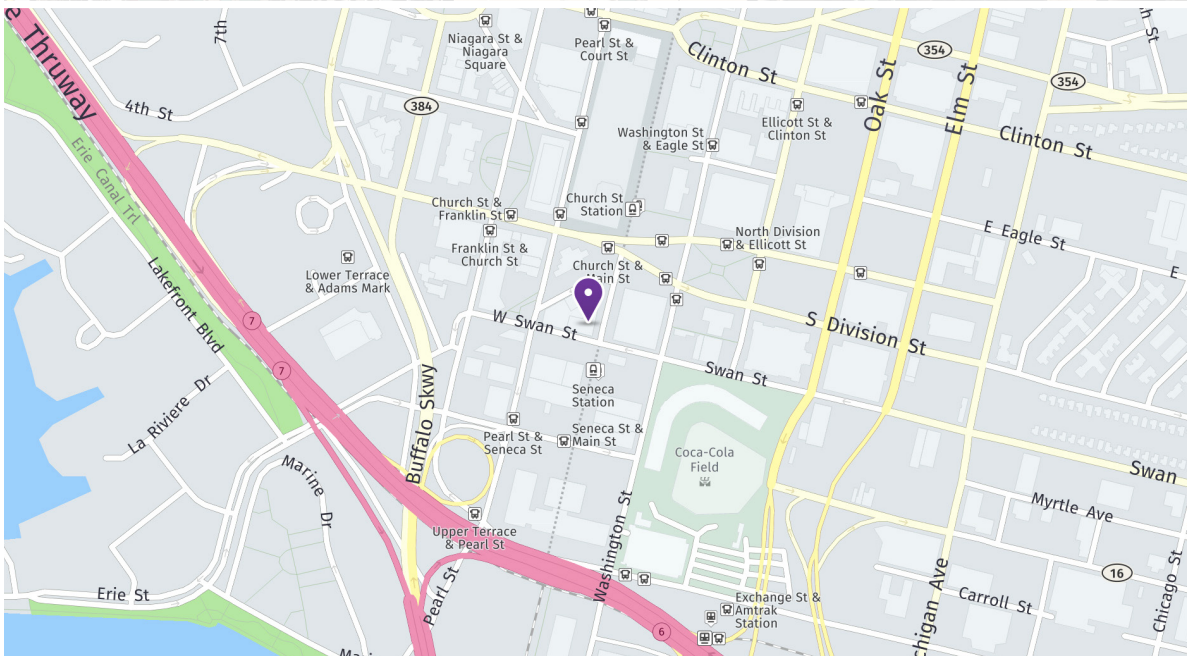


FOR LEASE



PROPERTY LOCATION

Within the core of Buffalo's Central Business District at the corner of Swan and Main Streets, Swan Tower is a historical landmark office building that fronts NFTA's light rail rapid transit system and sits within one half mile of the New York State Thruway, I90 and the Skyway, Rte. 5.

PROPERTY HIGHLIGHTS

- 10-story professional office building
- Offers scenic panoramic views of Lake Erie, Lower Main Street and Coca Cola Field
- Early 20th century architecture
- Modern office enhancements
- Leased on a usable sf basis with no common area factor
 - Gross rental rates include:
Heat, daily janitorial, maintenance & building security
- Adjacent parking competitively priced

AVAILABLE SPACE

- First floor space available



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SWAN TOWER

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