



FOR SUBLEASE

# 465 Washington Street

Buffalo, NY 14203

## PROPERTY TYPE

Office/Retail

## SIZE

3,917 RSF

## SUBLEASE RENTAL RATE

Contact Broker for Pricing

## PROPERTY HIGHLIGHTS

- Sublease expires 11/2030, however, landlord would consider direct deal
- Fully furnished, plug and play
- Modern, Class A, garden level space with abundant natural light
- Exposed, contemporary, creative space
- Situated in The Sinclair, a historic mixed-use building in the heart of downtown
- Walkable to nearby various restaurants/bars
- Fully renovated
- Open floor plates, glass walls
- Located adjacent to Mohawk Ramp and other surface lots
- Secure access throughout building and suite

For more information, please contact:

### Tim Malchow

Licensed Real Estate Broker, CCIM  
Assistant Vice President  
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### Ed McGinn

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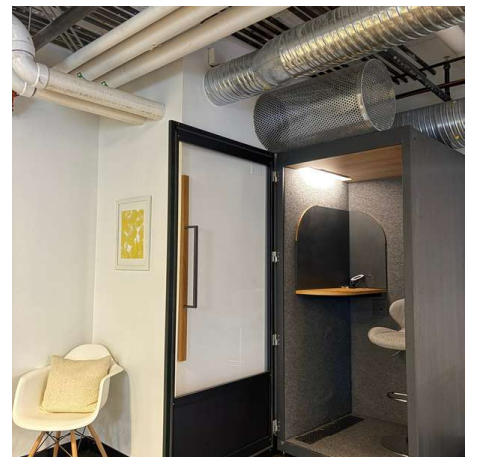
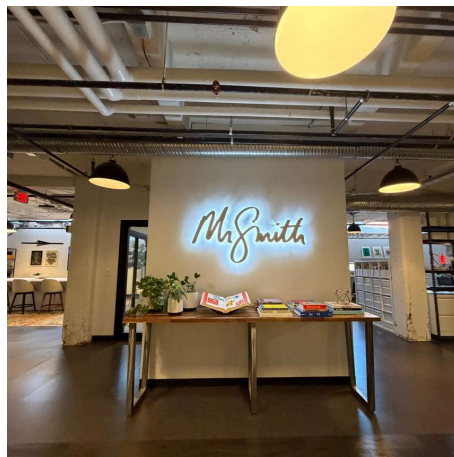
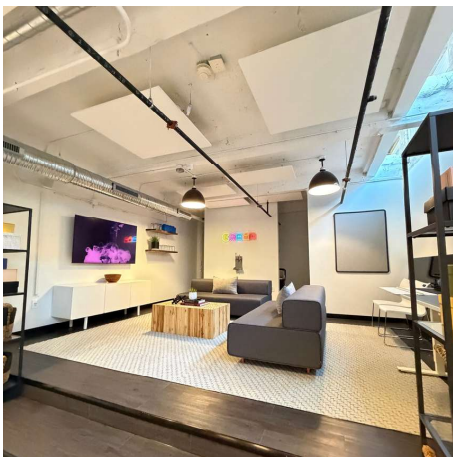
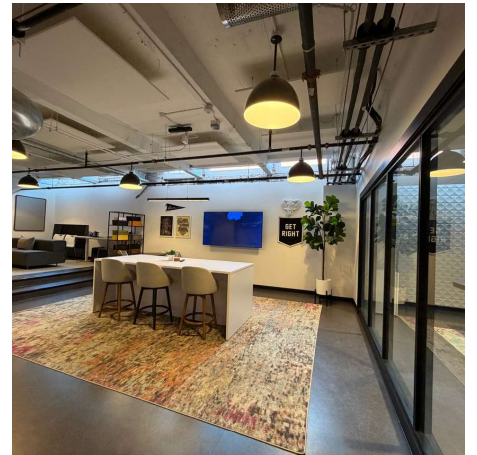
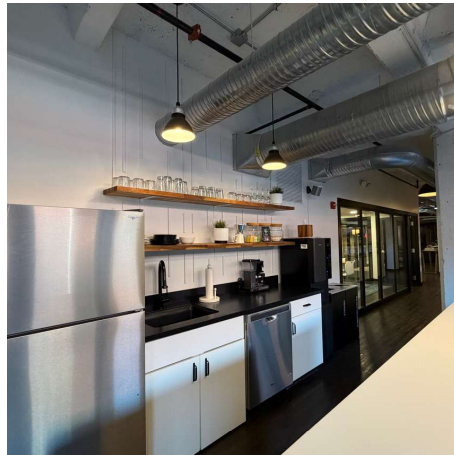
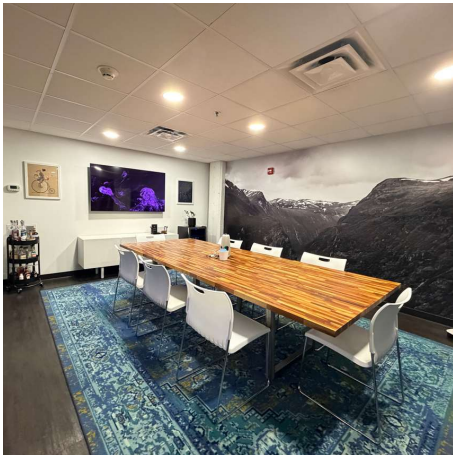
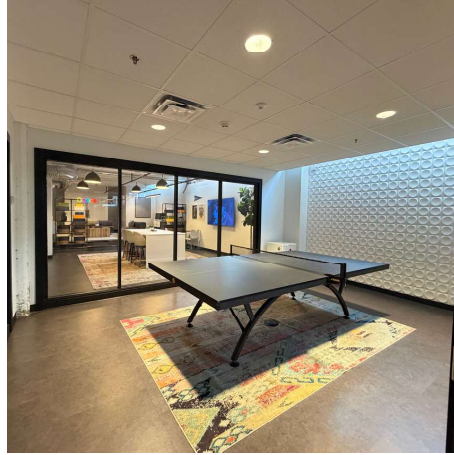
### Zoe Hernandez

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### Jack Hawkins

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465 WASHINGTON STREET  
PHOTOS



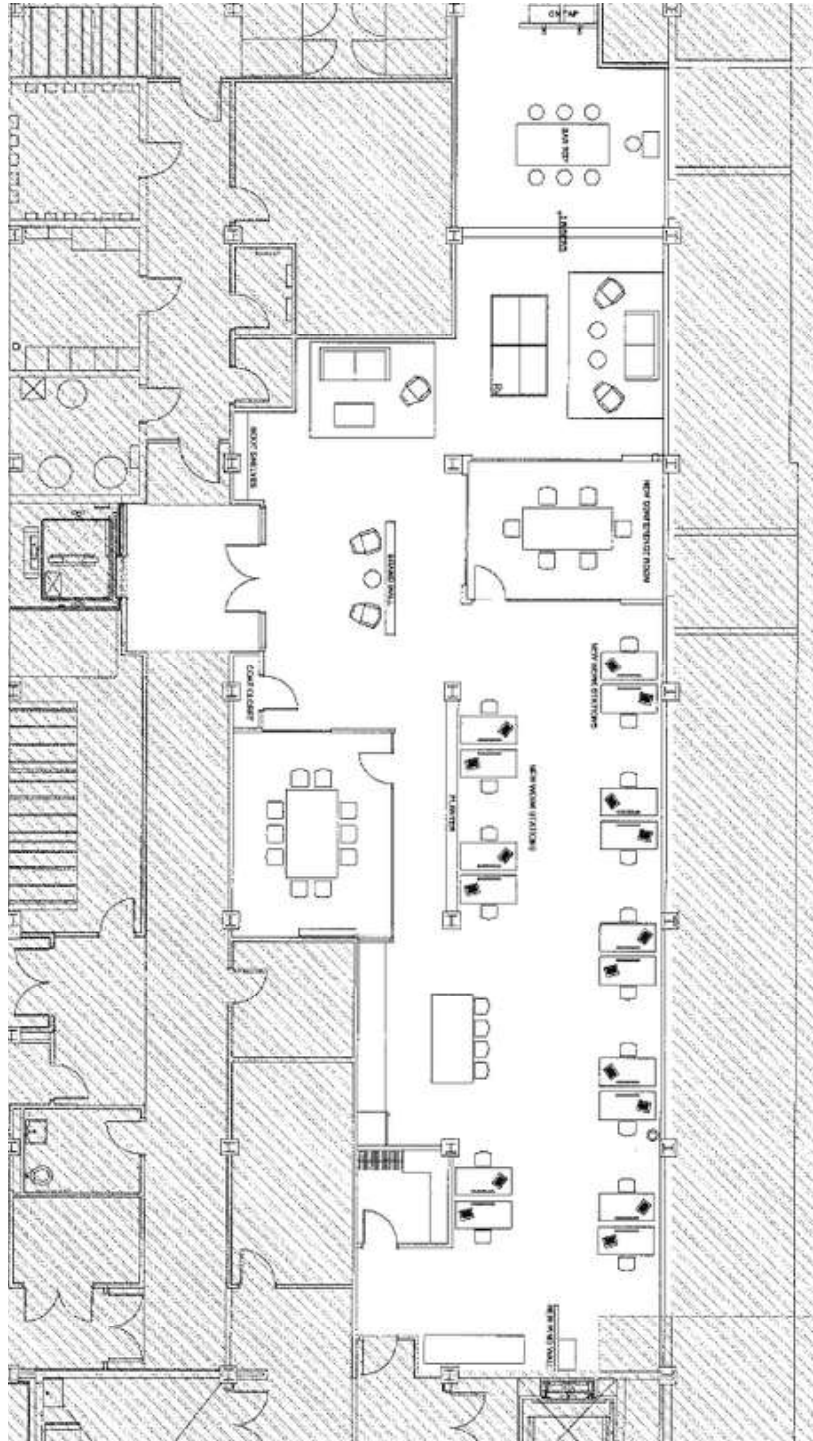
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**465 WASHINGTON STREET  
FLOOR PLAN (NON-SHADED AREA)**



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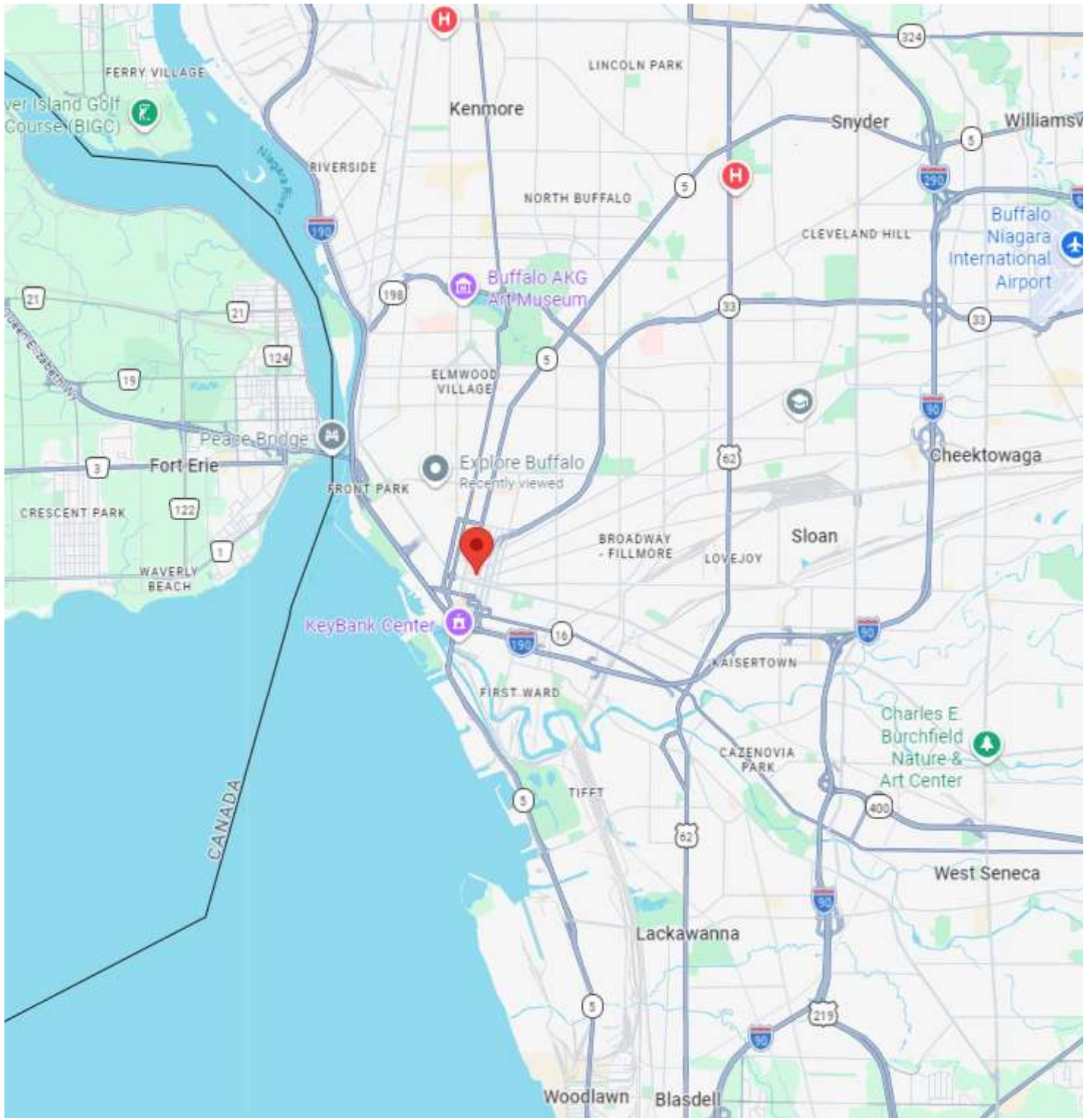
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