

Theater District Professional Office Space For Lease



📍 **622 Main Street, Suite 210, Buffalo, NY 14203**

2,700 SQFT | LEASE RATE: \$18 PER SQFT PLUS UTILITIES

BUILDING FEATURES: ELEVATOR, 24/7 ACCESS, ON-SITE PARKING

IDEAL FOR: LAW, FINANCE, CONSULTING, ARCHITECTURE, AND OTHER PROFESSIONAL FIRMS



SCHNEIDER
REAL ESTATE SERVICES

Caitlin Coder
caitcoder.realestate@gmail.com
716-548-0267 | schneider-re.com

Property Overview

Presented by Schneider Real Estate Services, this distinctive 2,700-square-foot office suite is available for lease within the historic Theatre Place at 622 Main Street. The space blends historic prestige with modern functionality, making it ideally suited for a small law practice, consulting firm, or other professional office in the heart of Buffalo's Theatre District.

Designed in 1896 by Edward Kent, Theatre Place is a landmark building directly adjacent to Shea's Buffalo Theatre. The suite features a private lobby with direct access to Shea's and is conveniently accessible from both Main Street and the Pearl Street parking lot.

The efficient layout includes four private offices with views of Main Street, a large glass conference room for client meetings, and an open area for support staff. A versatile ancillary space can be configured as a fifth private office or a break room. A kitchenette is roughed-in for custom finish, and two bathrooms are included—one with a shower.

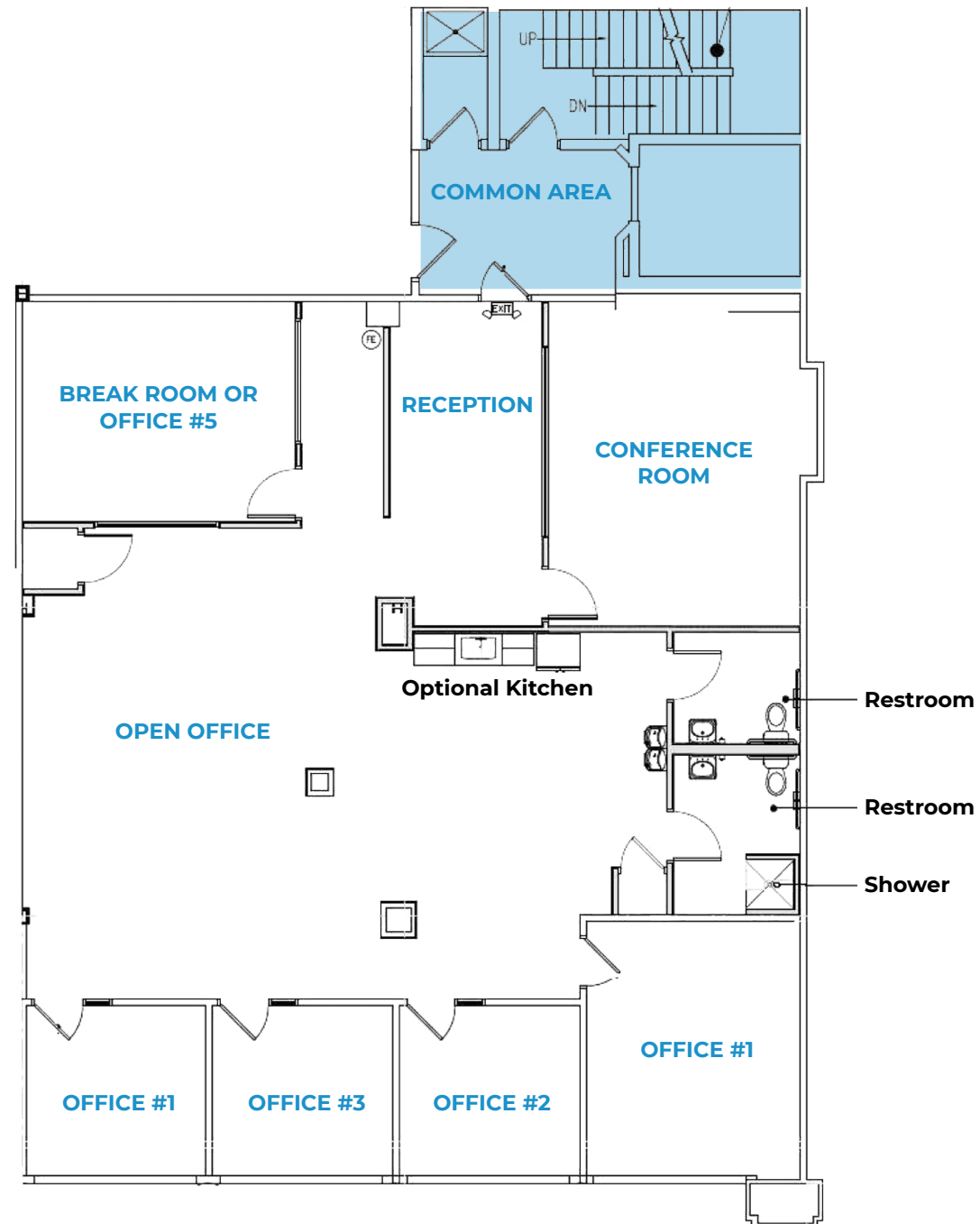


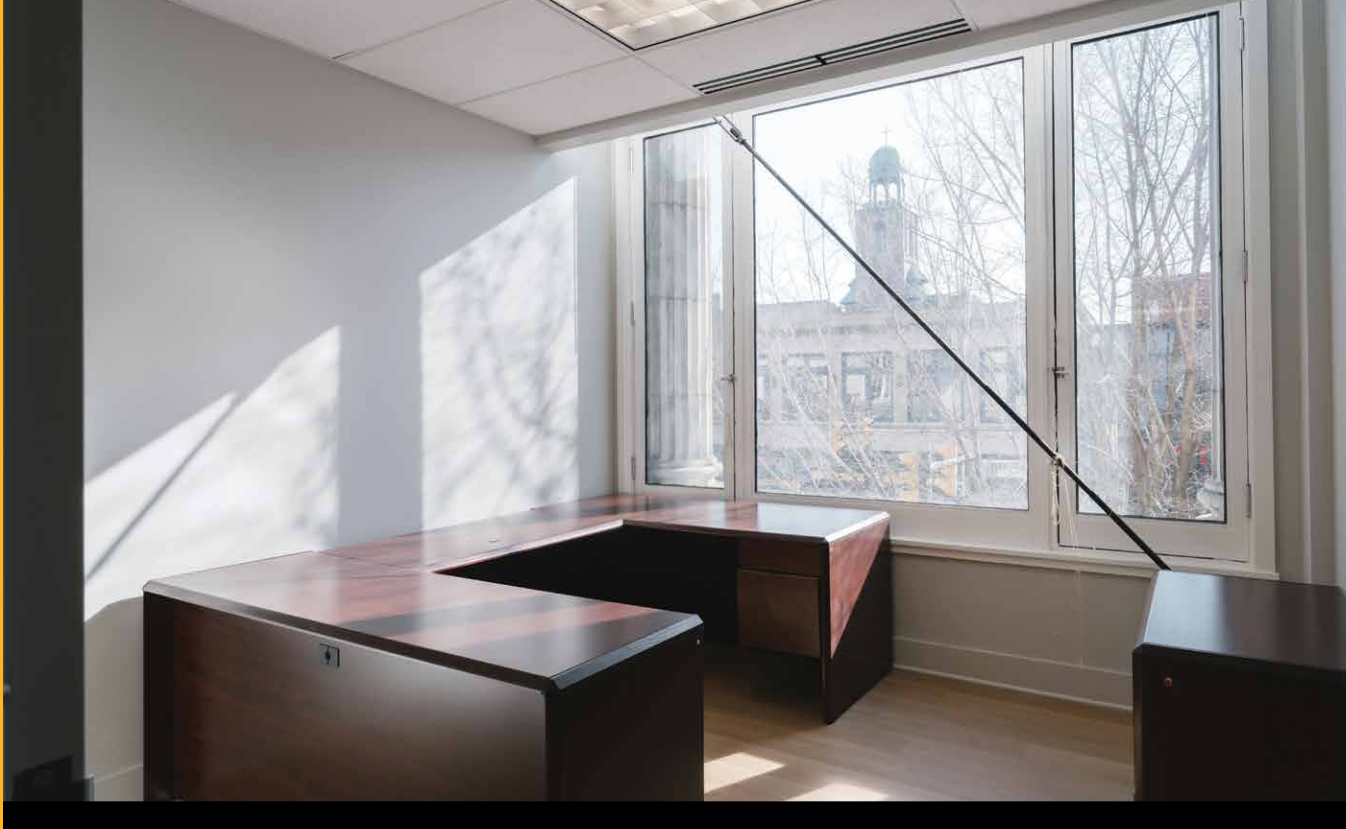


The building is a vibrant mixed-use property featuring 21 residential apartments above, along with other tenants such as the FDA and Electric City. Theatre Place is within walking distance of the Buffalo Niagara Medical Campus and offers on-site parking, elevator access, and excellent transit connectivity at the end of the Metro Rail tunnel.

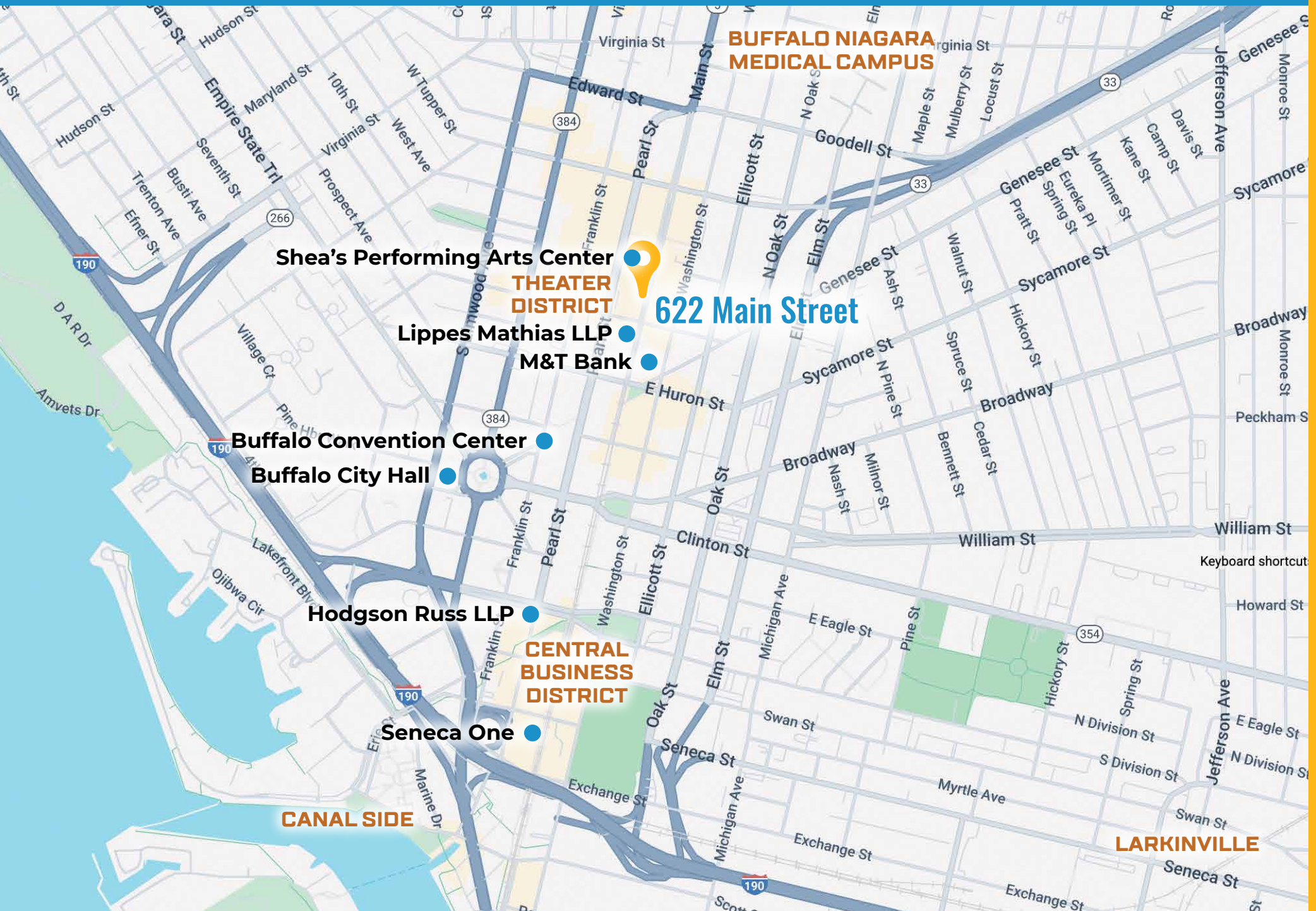
The rental rate is inclusive of CAM, taxes, and insurance, and includes two parking spaces at 433 Pearl Street at no additional rent, with more spaces available and negotiable. Secure a prestigious and practical address for your growing practice. For leasing information, contact Schneider Real Estate Services.

Floorplan





A detailed map of Buffalo, New York, centered on the Theater District. A red location pin marks 622 Main Street. The map shows the Buffalo Niagara Medical Campus to the north, the Buffalo Convention Center and City Hall to the west, and the Canal Side to the south. Major roads like I-190 and I-19 are visible. The map is color-coded with yellow for the Theater District and green for the Canal Side. Various streets are labeled, including Main St, Franklin St, Pearl St, and Broadway.





622 Main Street











SCHNEIDER
REAL ESTATE SERVICES

schneider-re.com