

# For Lease

425 Michigan Avenue  
Buffalo, NY 14203

For more info please contact:

Chadd Soto

(716) 829-1562

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[www.mcguireddevelopment.com](http://www.mcguireddevelopment.com)



## Compass East: Class A Mixed Use Building in Downtown Buffalo!

Located at 425 Michigan Ave, Compass East features 150,000 SF Class A mixed-use facility. A commuter friendly property with ample free parking, quick access to major thoroughfares, and many on site and local amenities nearby makes Compass East an ideal space for all types of employee and company needs!

**3rd floor is +/- 11,417 SF of plug and play Class A office space with a separate climate controlled and system monitored IT room, partitioned offices and open floor space which is workspace and move in ready.**

**4th floor is +/- 6,178 SF of modern, move in ready space with a spacious open floor plan with potential for customization, separate entrance off elevator, and outstanding view of the heart of downtown Buffalo.**

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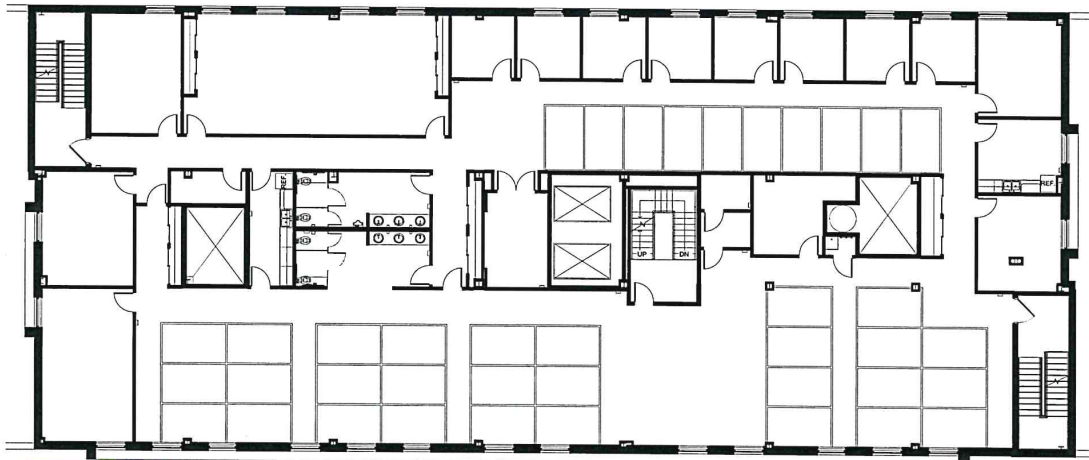
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## FLOOR PLAN 3RD FLOOR

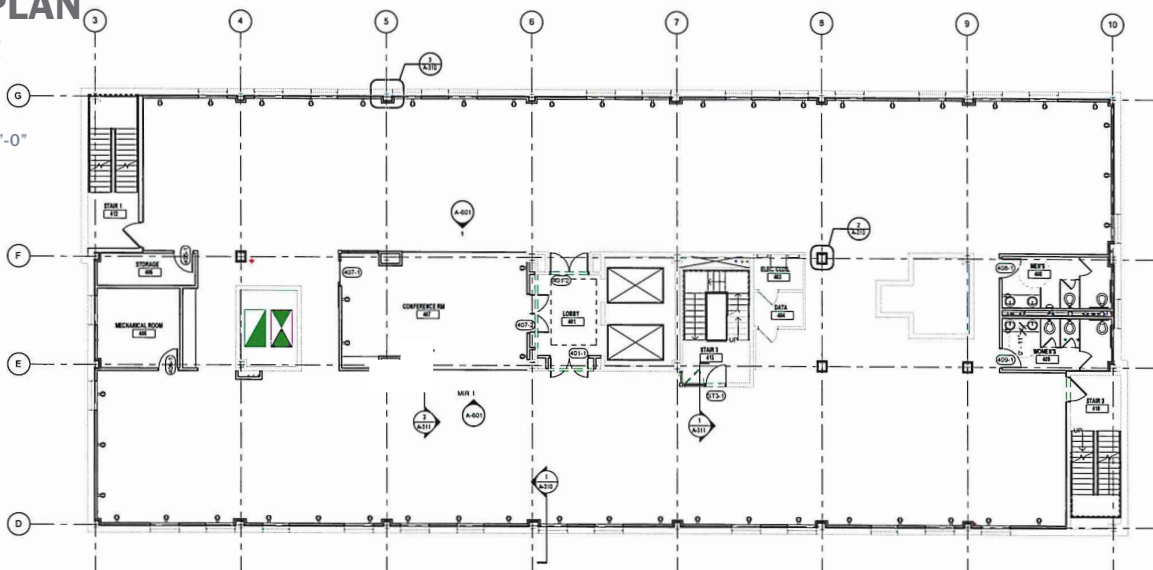
COMPASSEAST

DRAWING REF:  
SCALE: 1/8"=1'-0"



## FLOOR PLAN 4TH FLOOR

DRAWING REF:  
SCALE: 1/8"=1'-0"



**McGuire**Development Co

455 Cayuga Road, Suite 100, Buffalo, NY 14225  
See the difference at [mcguiredevelopment.com](http://mcguiredevelopment.com)

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