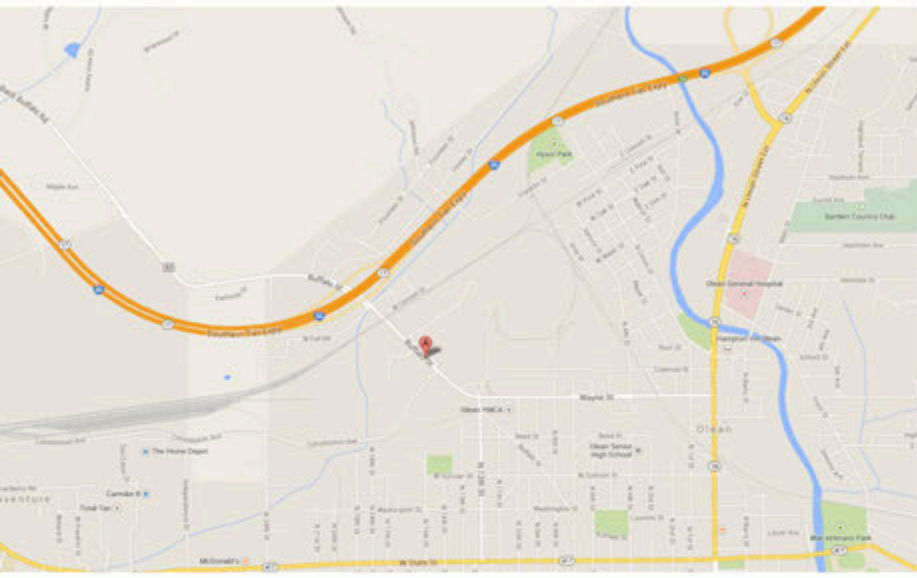


Olean Gateway



Mixed Use
and Retail
Space for Lease

1404-1406 Buffalo Street
Olean, New York

FEATURES:

- NEW 100 +/- ROOM HOTEL COMING FALL 2016
- 177,000 SF OF RETAIL SPACE
- BUILD TO SUIT UP TO 100,000 SF
- HIGH TRAFFIC AREA - 13,000 CARS/DAY
- ECONOMIC INCENTIVES APPLY

CLOSE PROXIMITY TO:

- I-86
- ST. BONAVENTURE UNIVERSITY
- DOWNTOWN OLEAN
- PUBLIC TRANSPORTATION



CONTRACTOR / LEASING:

Olean Gateway, LLC
THE KROG CORP.

4 Centre Drive
Orchard Park, New York 14127
716.667.1234
www.krogcorp.com



The Krog Corp.

