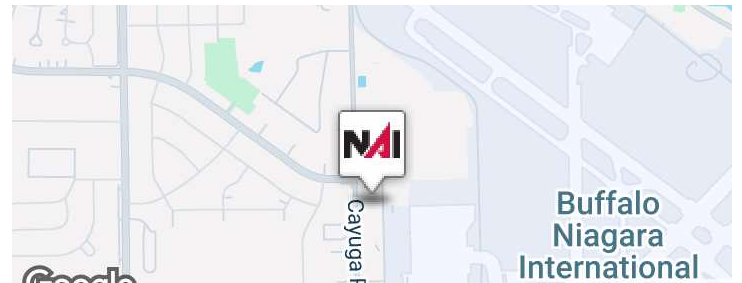




301, 303, 305 Cayuga Road

Cheektowaga, New York 14225



Property Highlights

- Modern office spaces offering productivity & comfort
- Ample parking
- Easy access to major transportation routes
- Well-maintained building with state-of-the-art facilities
- Spacious conference rooms for meetings and events
- High-speed internet access for seamless connectivity
- Customizable floor plans to suit specific needs
- Professional environment designed to elevate your business image

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	33,689 SF
Available SF:	579 - 10,847 SF

For More Information

Chad Mahoney

O: 716 829 1970
Chad@naimcguire.com

Chadd Soto

O: 716 574 5533
csoto@naimcguire.com

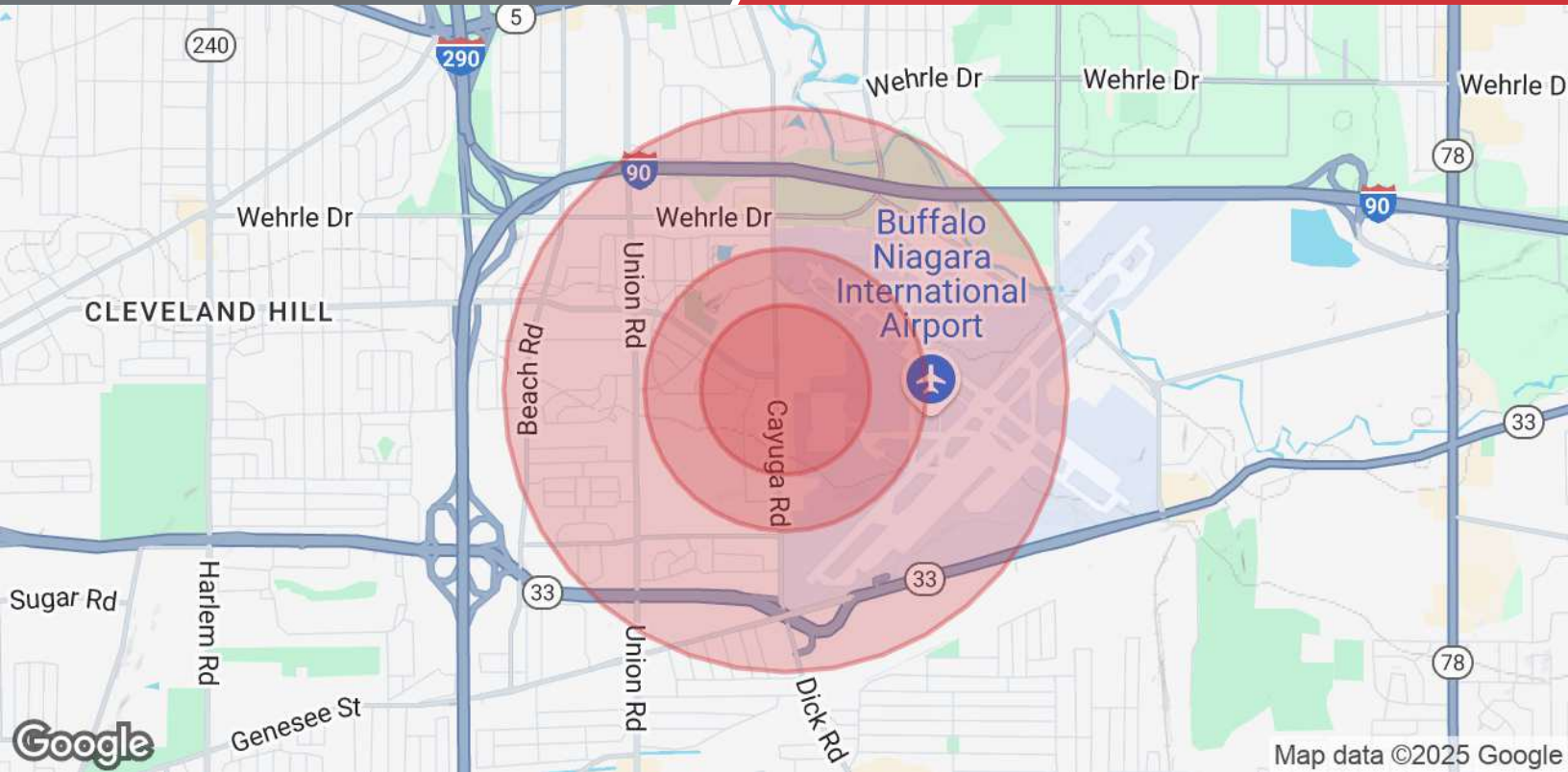




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455 Cayuga Rd Suite 100
Buffalo, NY 14225
212 405 2500 tel
naimcguire.com



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	523	1,484	7,410
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	236	661	3,456
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$89,443	\$90,562	\$86,422
Average House Value	\$155,170	\$167,272	\$195,384

Demographics data derived from AlphaMap