

FOR LEASE

## MULTIPLE OFFICE SUITES AVAILABLE

### Building Features

Building Size	38,110 ± Sq. Ft.
Available Space	1,712 – 2,200 ± Sq. Ft.
Lot Size	4.30 ± Acres
Zoning	M1

### Property Highlights

- Multiple office suites available for lease
- Currently available:  
Suite 100: 1,712 ± Sq. Ft.  
Suite 200: 2,200 ± Sq. Ft.
- Various configurations of office space
- Open floor plans with perimeter offices
- Suburban office park setting
- Ideally located in an office park setting just off of Niagara Falls Boulevard
- Neighboring tenants include mixture of local, regional and international companies
- Ideal for: regional sales office, medical, sales or professional office users, national and regional companies with a WNY presence

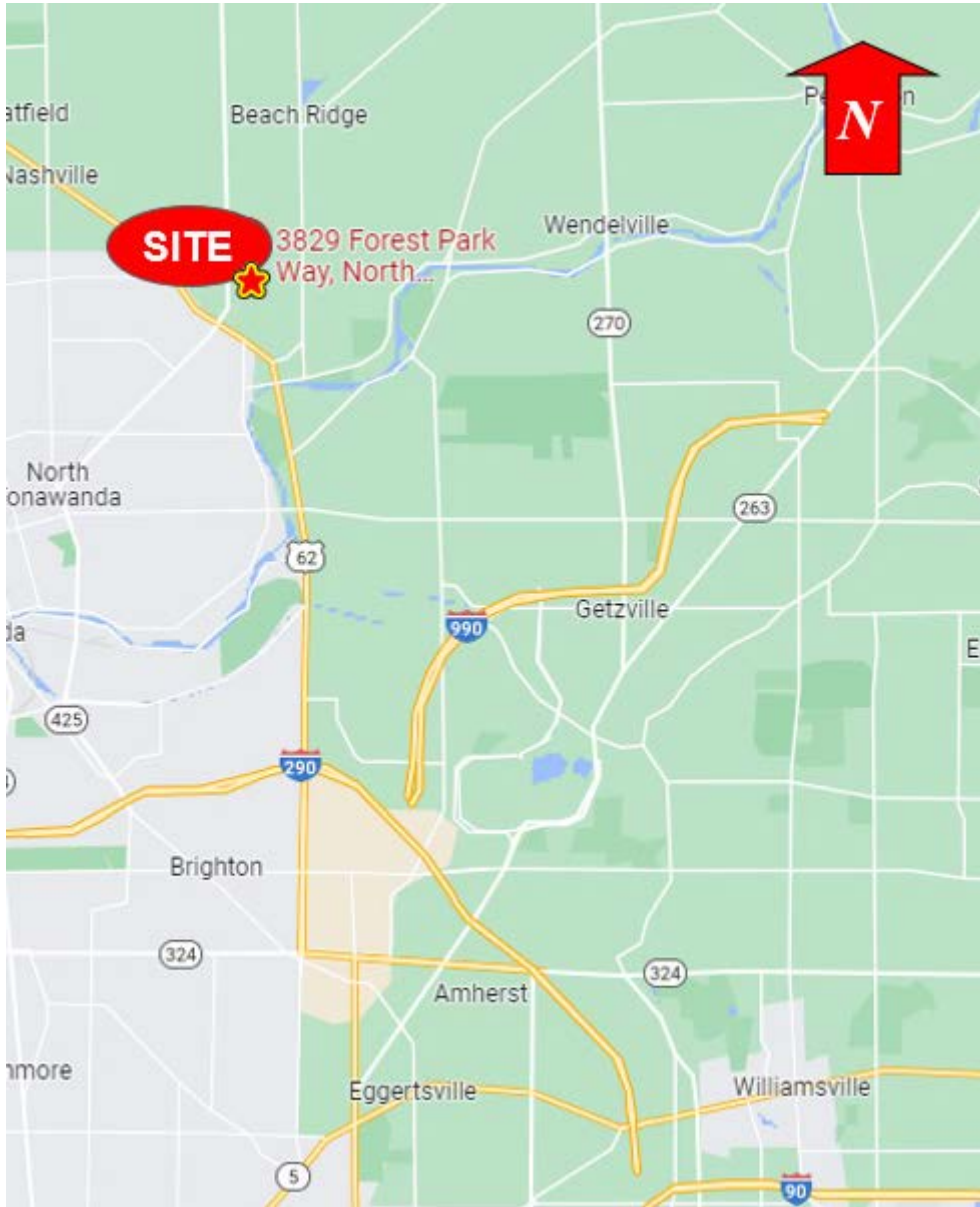


Demographics	1 Mile	3 Miles	5 Miles
Population	7,565	46,439	113,844
Average HH Income	\$87,326	\$80,559	\$79,291

### EXCLUSIVE CONTACT

**John E. Mikoley**  
**Associate Real Estate Broker**  
+1 716 983 1233  
jmikoley@pyramidbrokerage.com

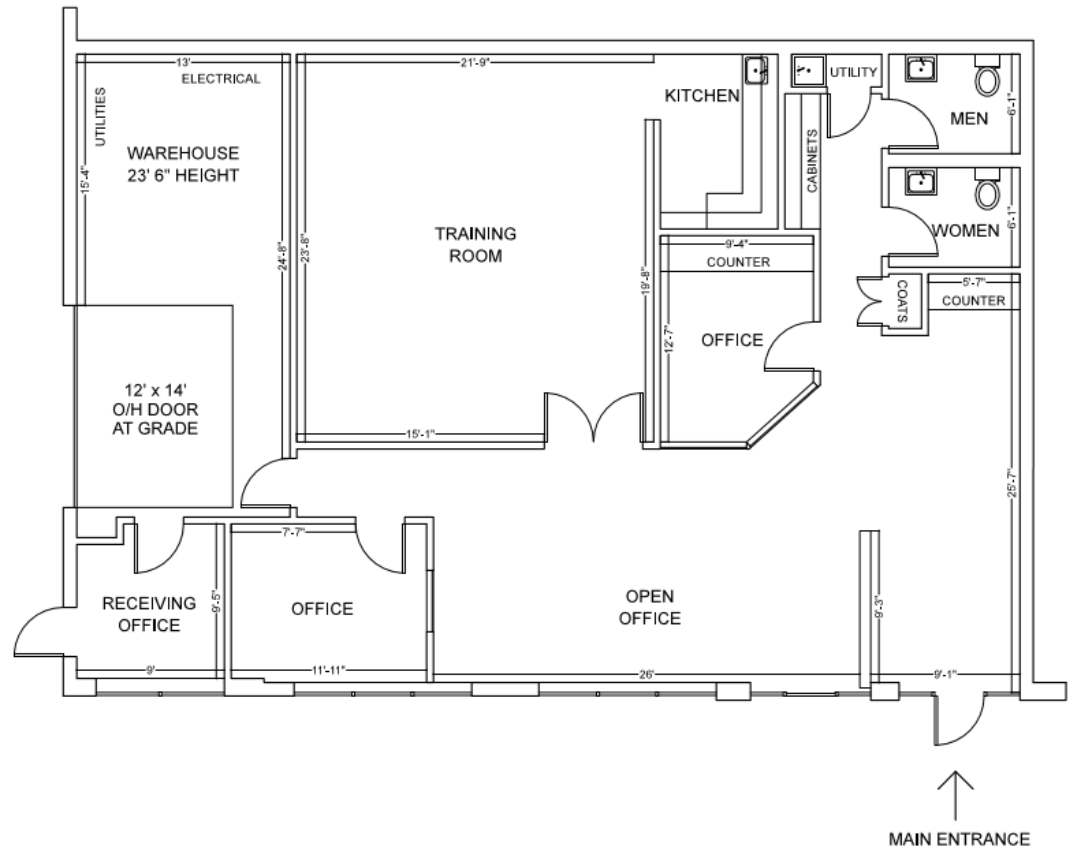
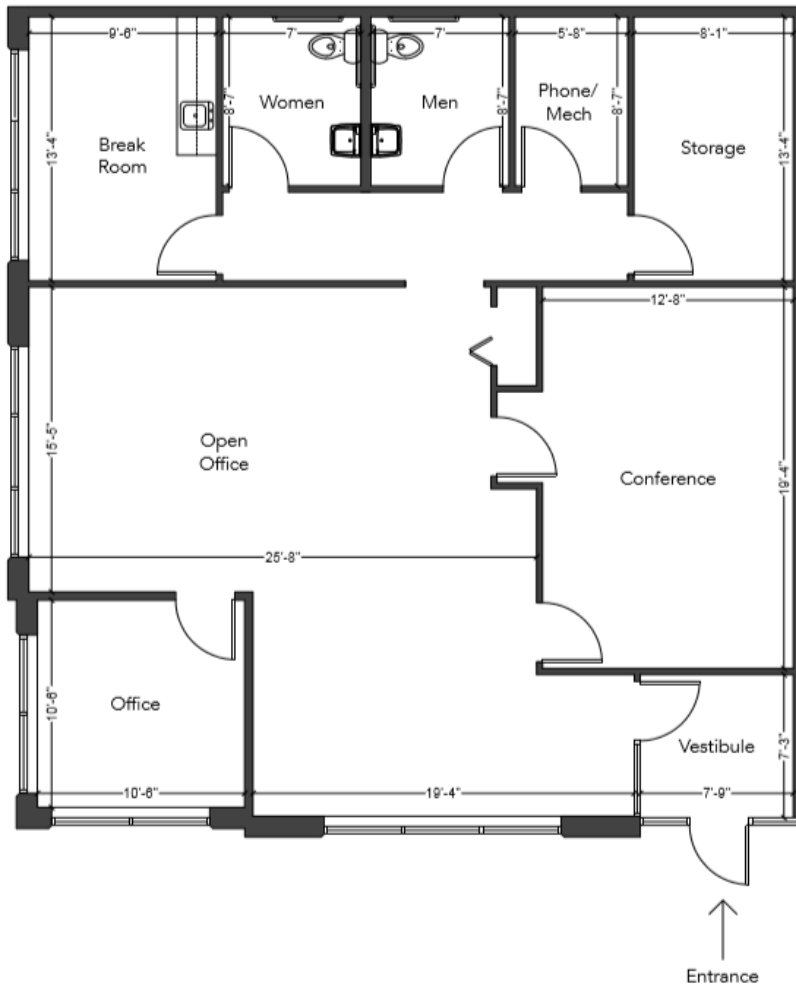
14 Lafayette Square, Suite 1900  
Buffalo, New York 14203  
+1 716 852 7500  
**pyramidbrokerage.com**



Location Map



Aerial



**Floor Plans**