

**BUSINESS  
RELOCATING**

**Highly Visible Office Building For Sale**



**FOR SALE**

## 7,955+ SF RENOVATED OFFICE BUILDING FOR SALE

### Property Highlights

- 7,955+ SF highly visible renovated office building for sale
- Custom renovations for IT company with modern tech/industrial office design
- All LED high-efficiency lighting
- Office carpet replaced in 2025
- 200A three-phase primary electrical service with 150A backup Generac natural gas generator
- Raised floor computer room with four server rack and battery backup
- Independent HVAC units for training room and network operations center
- Utility shed for maintenance equipment
- Ample on-site parking
- Excellent visibility on Niagara Falls Blvd (28,685 AADT), just North of Sheridan Drive (29,423 AADT)
- Surrounded by major retail, dining, and service amenities including The Boulevard, Station Twelve, and the future redevelopment of the former Boulevard Mall site
- Ideal for insurance, legal, real estate, technology and professional office users

### Building Features

Building Size	7,955+ Sq. Ft.		
Lot Size	0.62+ Acres		
Demographic	1 Mile	3 Miles	5 Miles
Population	17,143	152,062	357,728
Average H.H. Income	\$87,915	\$95,900	\$89,676

Source: ESRI Business Analyst 2025

### Traffic Counts

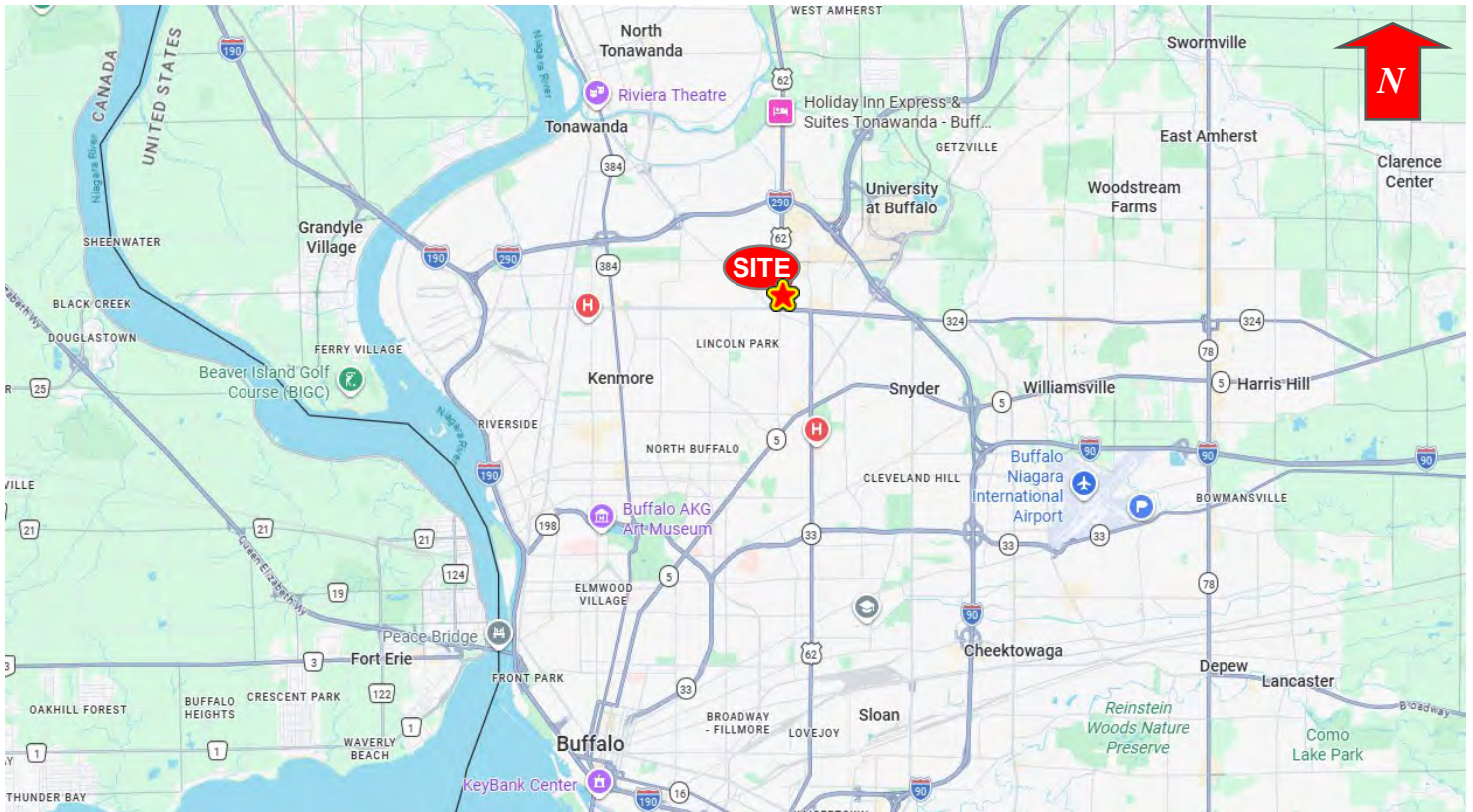
Niagara Falls Blvd	28,685 AADT
Sheridan Drive	29,423 AADT

Source: GBNRTC

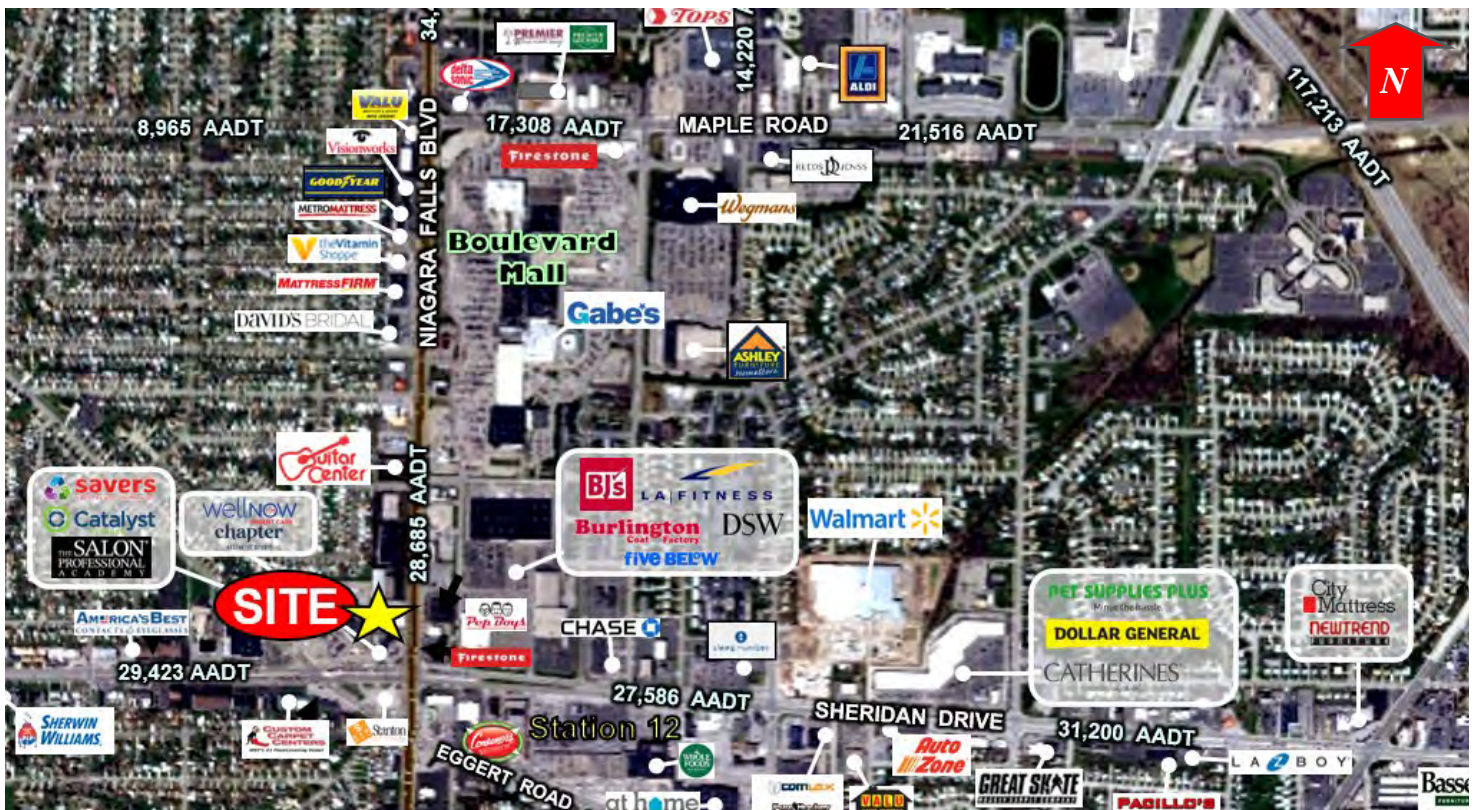
### EXCLUSIVE CONTACT

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Location Map



Aerial



