

50,000 SF OFFICE AVAILABLE FOR SALE / LEASE

EASILY ACCESSIBLE PROFESSIONAL OFFICE

BUILDING FEATURES	
Total Building Size	50,000 ± Sq. Ft.
Total Available	10,000 – 50,000 ± Sq. Ft.
Parking	Ample

Property Highlights

- Professional medical office space available for sale or lease
- 50,000 ± SF on two floors
- Large 25,000 ± SF floor plates
- Brick, masonry, and tinted glass exterior
- Existing medical office with sinks in exam rooms on first floor
- Ample parking on-site
- Many nearby amenities located nearby including: big box retail, Erie Community College, Eastern Hills Mall, gas stations, restaurants, banks, and more
- Easily accessible to NYS Thruway I-90 and I-290 Expressway
- Close to the Buffalo Niagara International Airport
- Full service restaurant in adjacent building in complex
- Located in a Class “A” Business Park
- Visible from Main Street
- Ideal for: medical office, professional office, call center, back office

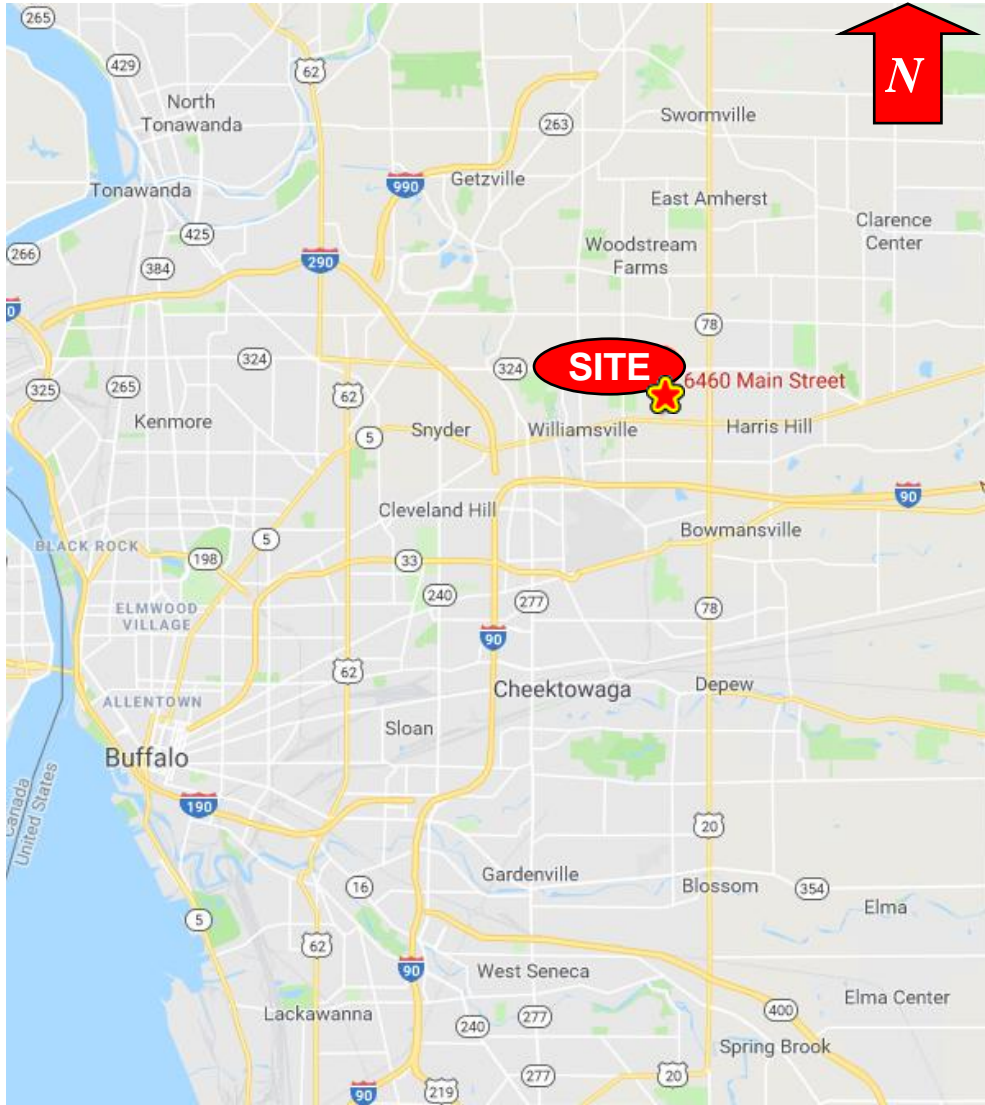


For more information, contact:

RICHARD J. SCHECHTER
 Associate Real Estate Broker
 715.852.7500 x102 – office
rschechter@pyramidbrokerage.com

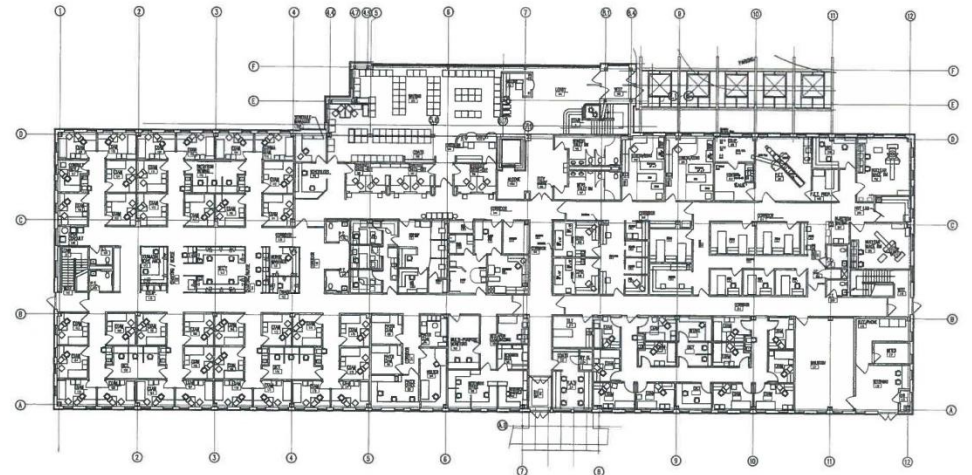
14 Lafayette Square
 Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,078	58,248	178,800
Average Household Income	\$87,696	\$96,501	\$94,194

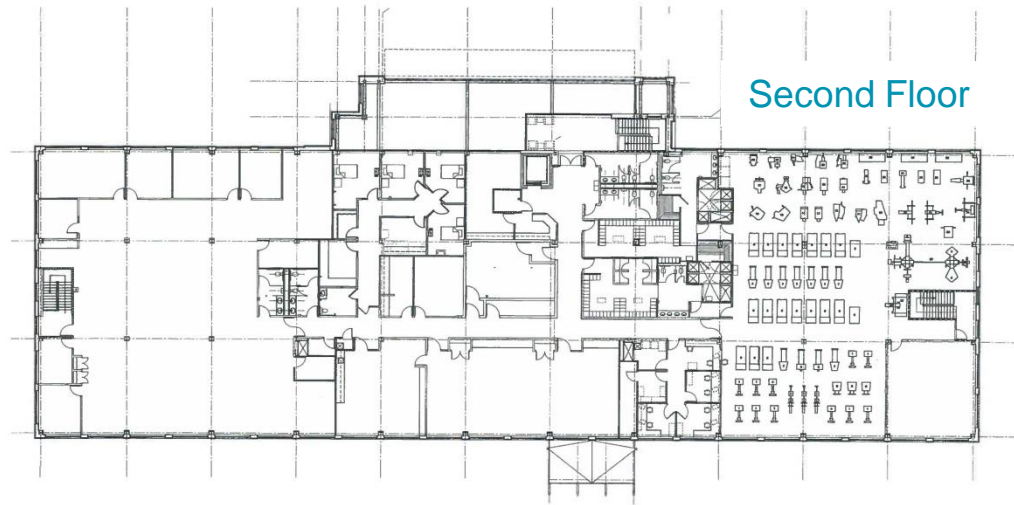


Location Map

First Floor



Second Floor



Floor Plan