

UP TO 8,913 ± SQ. FT. OFFICE SPACE AVAILABLE FOR LEASE

WHEATFIELD FLEX SPACE AVAILABLE

BUILDING FEATURES	
Total Building Size	43,200 ± Sq. Ft.
Available Space	8,913 ± Sq. Ft.
	Suite 200: 3,747 ± Sq. Ft.
	Suite 400: 5,166 ± Sq. Ft.
Lot Size	2.2 ± Acres
Zoning	M1



Property Highlights

- Office / flex space available for lease
- Multiple office suites available for lease
- Suite 200: 3,747 ± Sq. Ft.
Suite 400: 5,166 ± Sq. Ft.
- Various configurations of office space
- Suites feature open floor plan with perimeter offices
- Located in an office park setting
- 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 Household Income	\$87,326	\$80,559	\$79,291

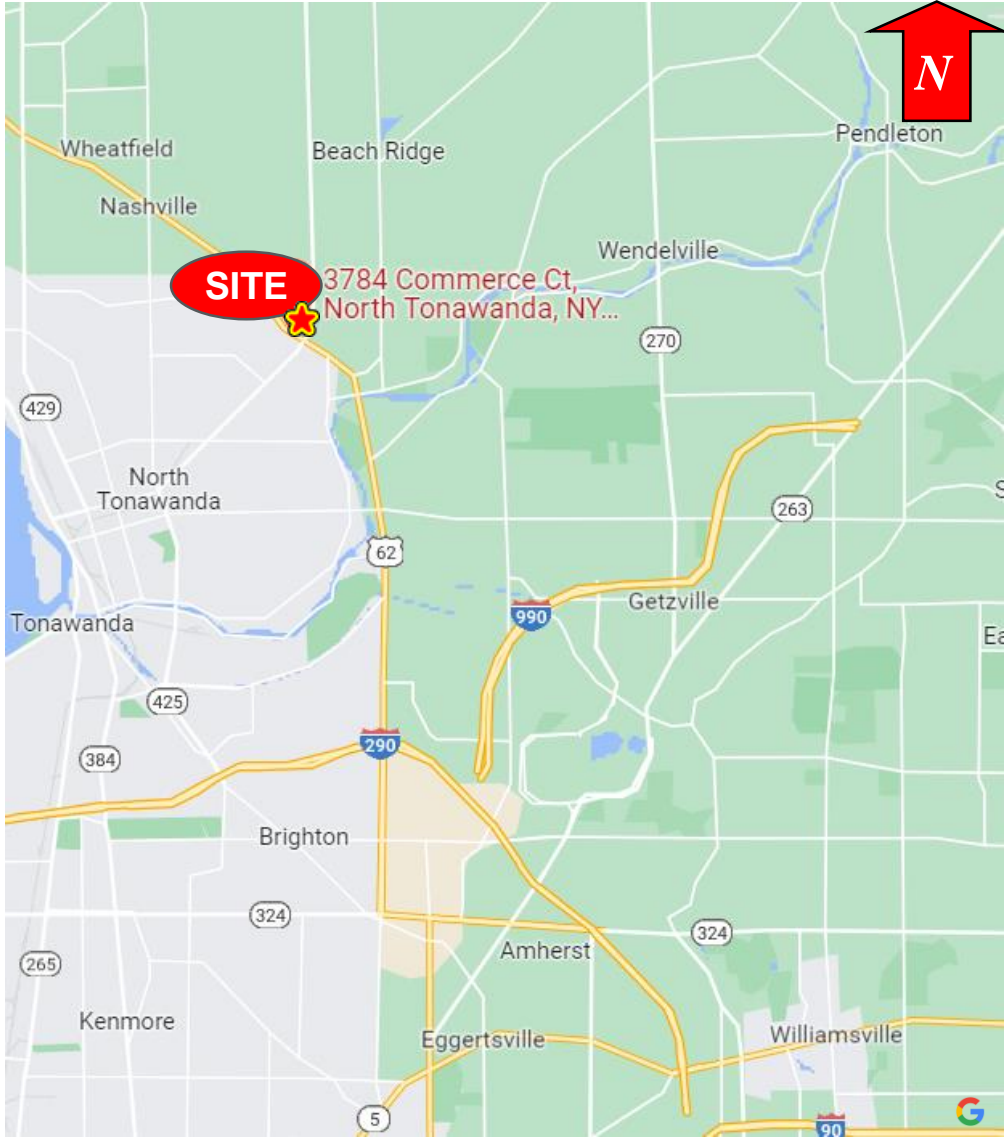
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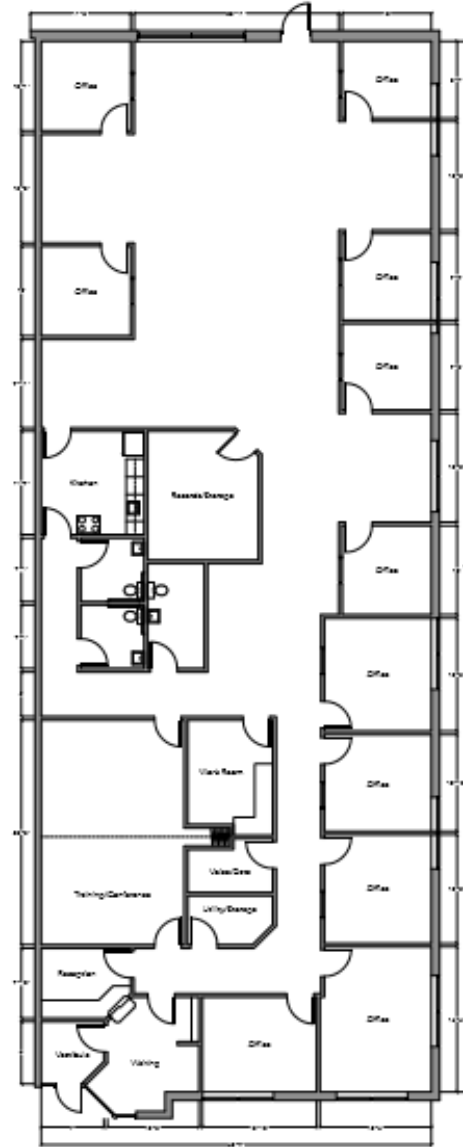
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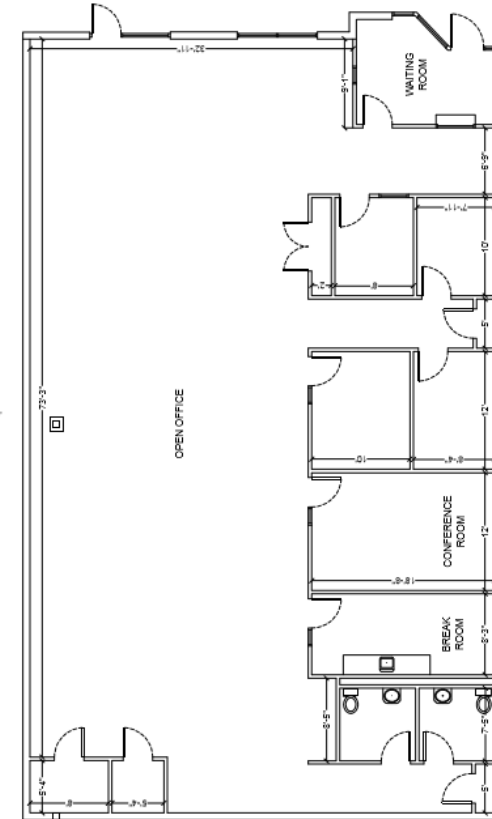
WOODLANDS CORPORATE CENTER
3784 Commerce Court
 Wheatfield, New York



Location Map

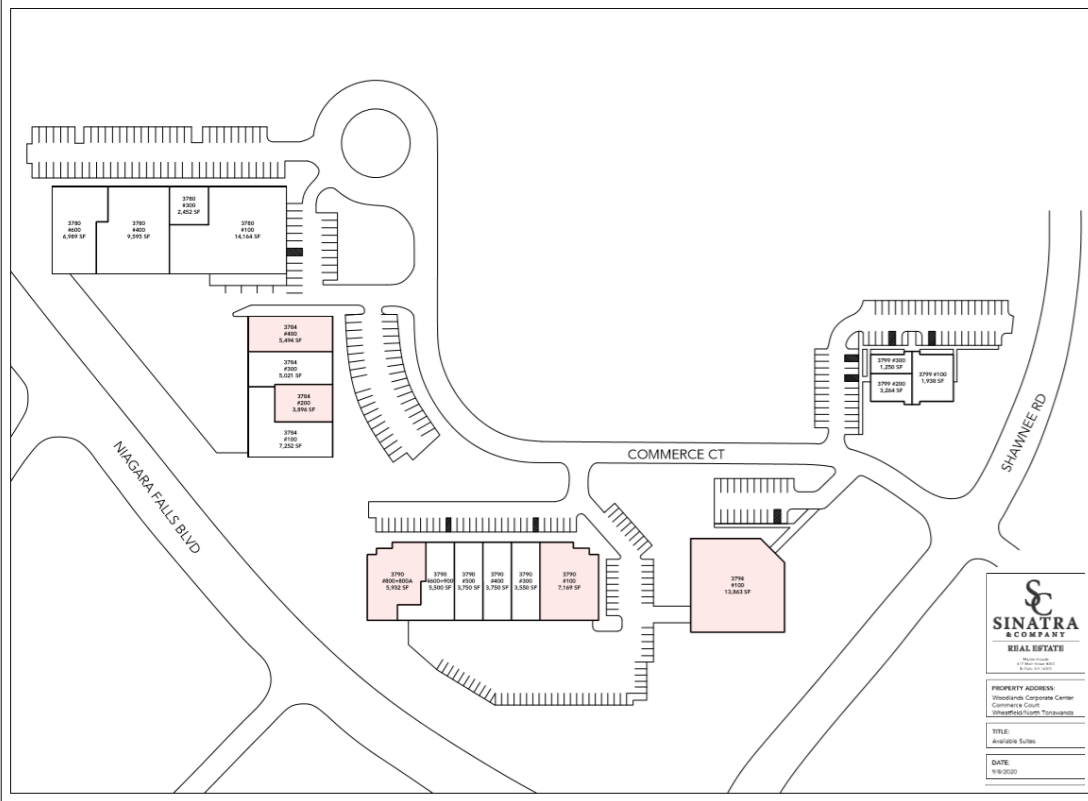


Suite 400



Suite 200

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Site Plan



Aerial