

FOR LEASE

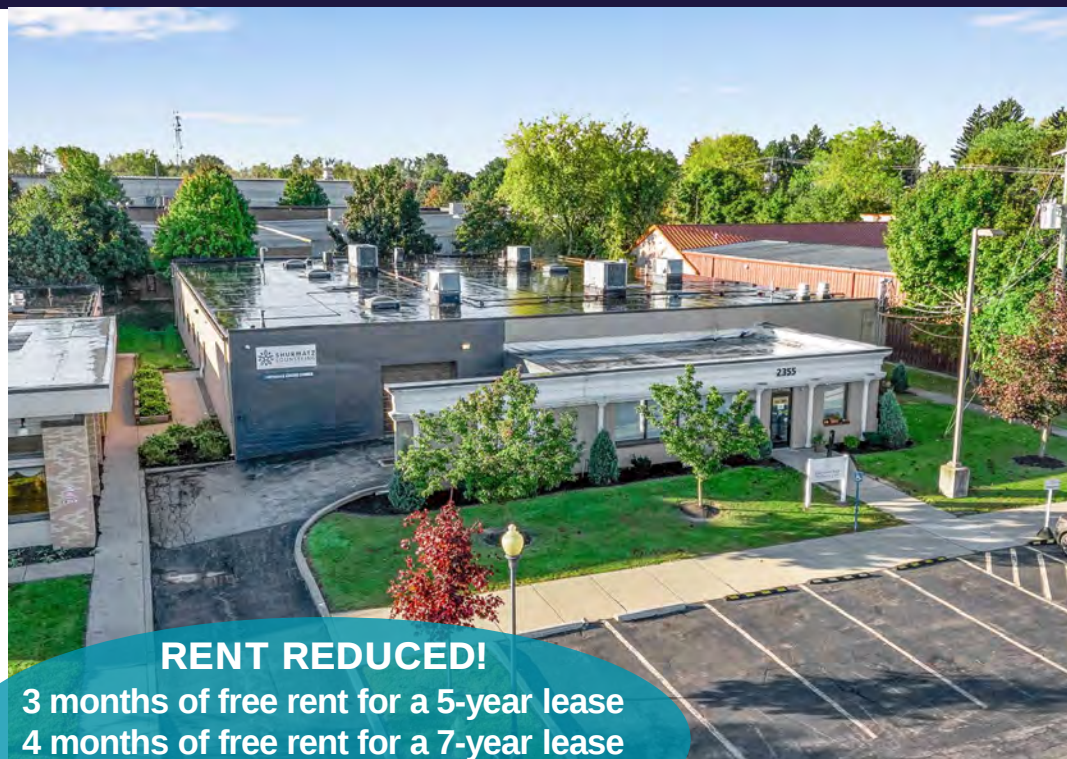
UP TO 9,600+ SF OF FLEX SPACE AVAILABLE

Building Features

Building Size	13,608+ Sq. Ft.
Space Available	Up to 9,600+ Sq. Ft.
Lot Size	0.60+ Acres

Property Highlights

- Flex space for lease in premier location on Union Road (TC: 25,586 AADT)
- Up to 9,600 SF available
- Overhead door access, heated garage/warehouse, and on-site backup generator
- Easy access to NYS I-90 and located on a bus line for convenient transportation
- Plenty of free on-site parking
- Ideal for: move in flex office users


RENT REDUCED!

3 months of free rent for a 5-year lease
4 months of free rent for a 7-year lease
5 months of free rent for a 10-year lease

Demographic	1 Mile	3 Miles	5 Miles
Population	9,596	74,755	259,605
Average H.H. Income	\$74,780	\$84,064	\$81,912

Source: ESRI Business Analyst 2025

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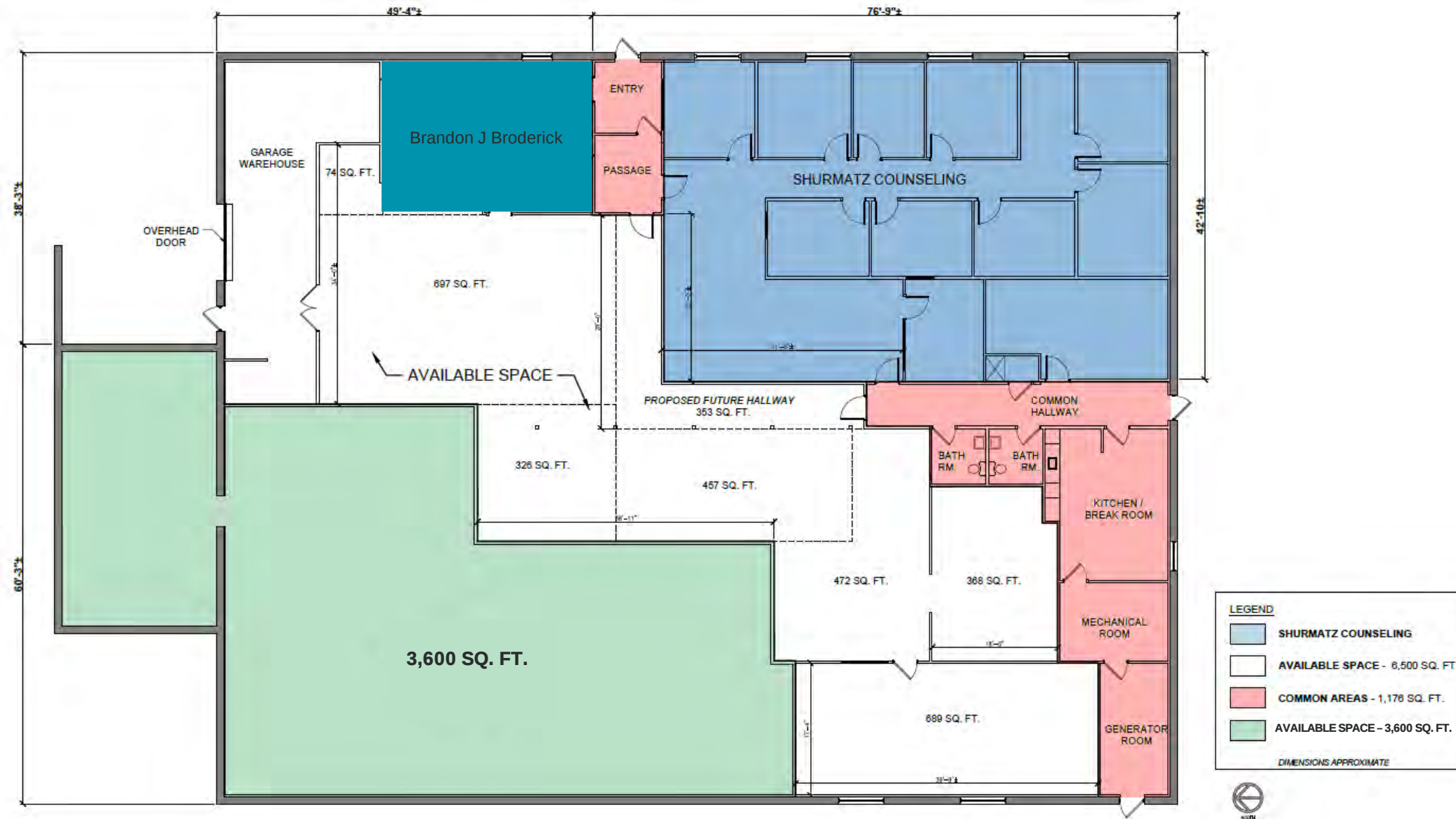


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2355 Union Road
Cheektowaga, New York**



Floor Plan



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Property Photos

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Aerial



Location Overview

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