

FOR LEASE

13,863 SF FLEX SPACE

Building Features

Available Space	13,863 ± Sq. Ft.
Building Size	13,863 ± Sq. Ft.
Lot Size	2 ± Acres
Zoning	M1

Property Highlights

- Wheatfield flex space available for lease
- Single-tenant, freestanding building available for lease
- Flexible zoning allows for retail, industrial, or office use
- Parking for 22 ± vehicles
- 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

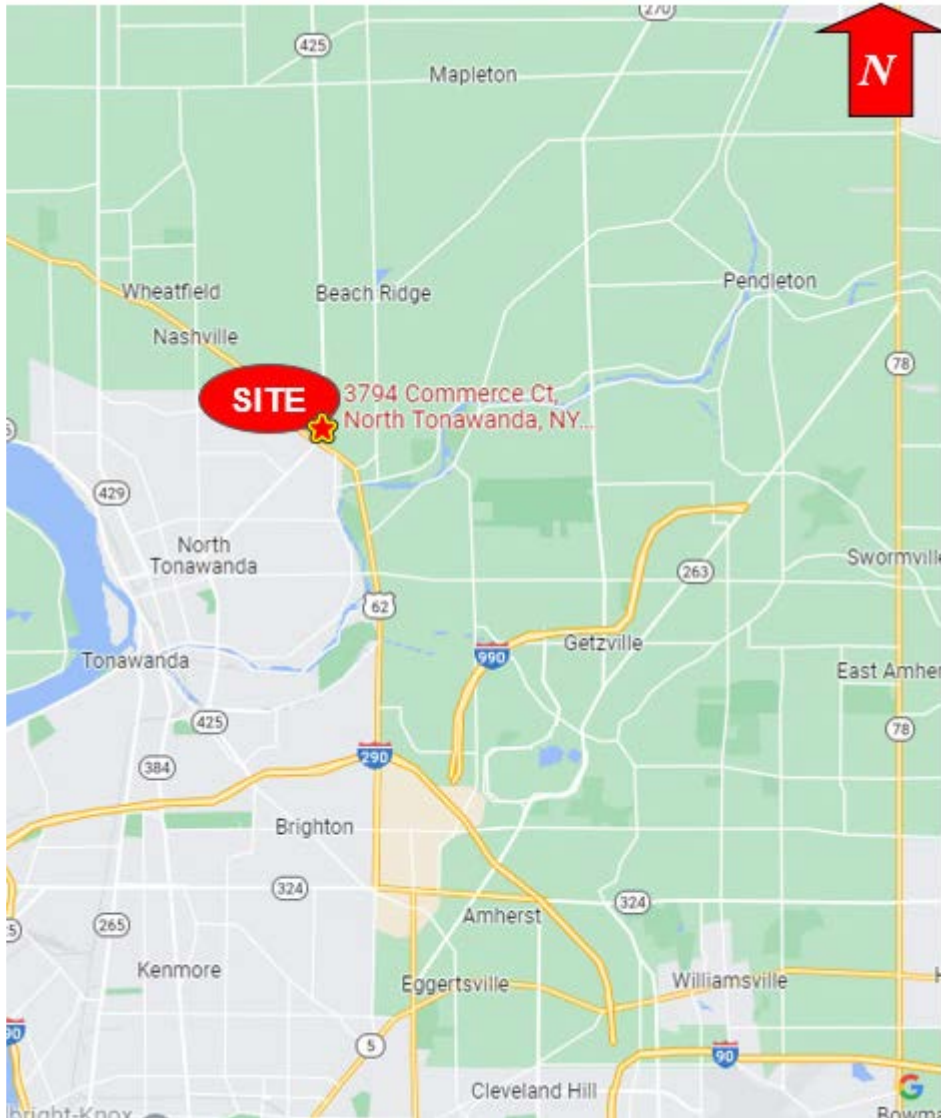


Demographics	1 Mile	3 Miles	5 Miles
Population	7,565	46,439	113,844
Average HH Income	\$87,326	\$80,559	\$79,291

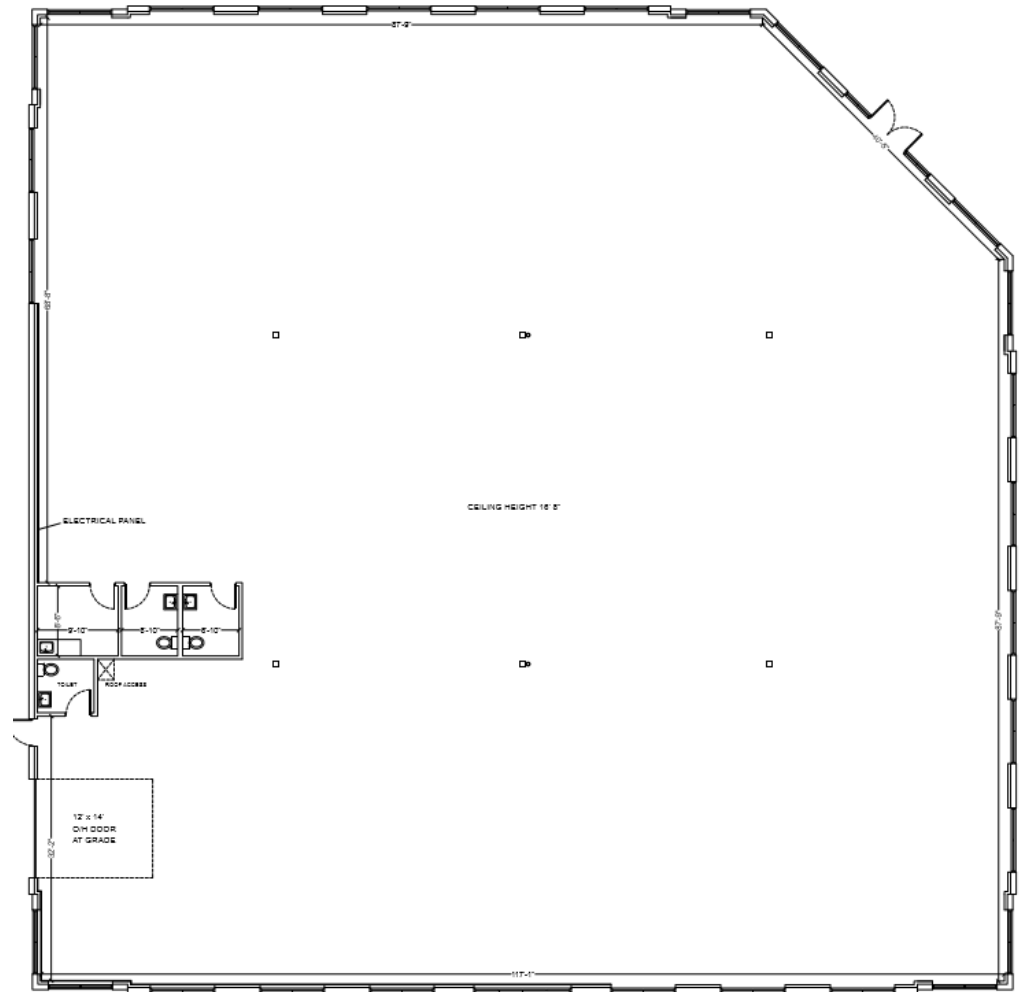
EXCLUSIVE CONTACT

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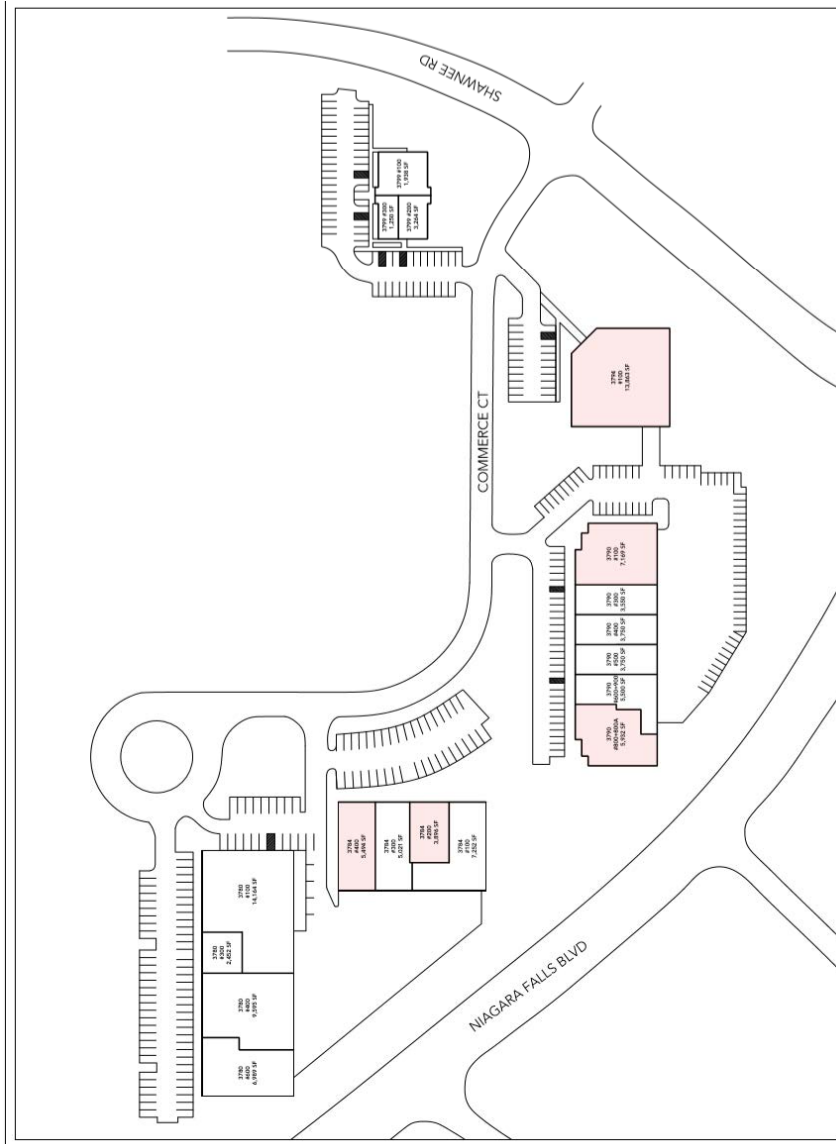
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Location Map



Floor Plan



Site Plan

Aerial