

FOR LEASE

WHEATFIELD OFFICE SPACE

Building Features

Available Space	Suite 400 – 3,750 ± Sq. Ft. Suite 800 – 5,932 ± Sq. Ft.
Building Size	29,868 ± Sq. Ft.
Lot Size	2.2 ± Acres
Zoning	M1

Property Highlights

- Wheatfield office/flex space available for lease
- Flex / warehouse space:
Suite 400: 3,750 ± Sq. Ft.
Suite 800: 5,932 ± Sq. Ft.
- Various configurations of office space
- Open floor plans with perimeter offices
- All flex suites feature multiple truck door options
- Ideally located in an office park setting
- Neighboring tenants include mixture of local, regional and international companies
- Ideal for: regional sales office, small warehouse user, 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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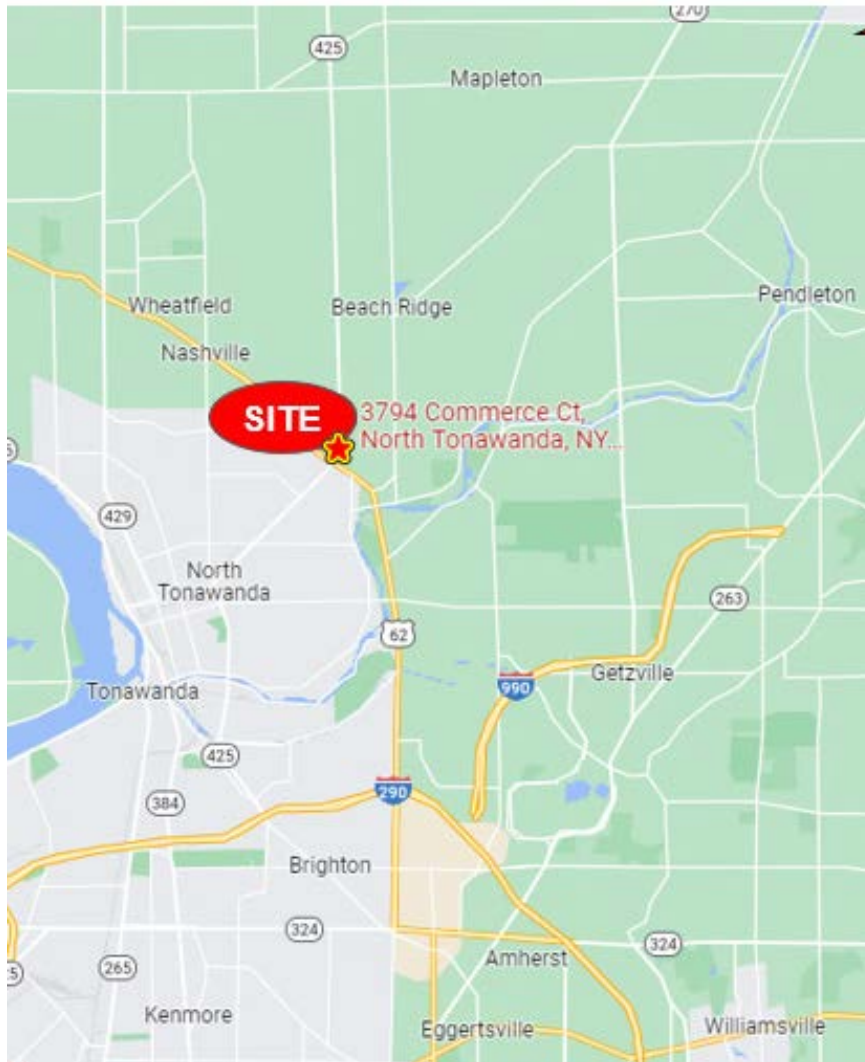


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

Woodlands Corporate Center
3790 Commerce Court
North Tonawanda, New York



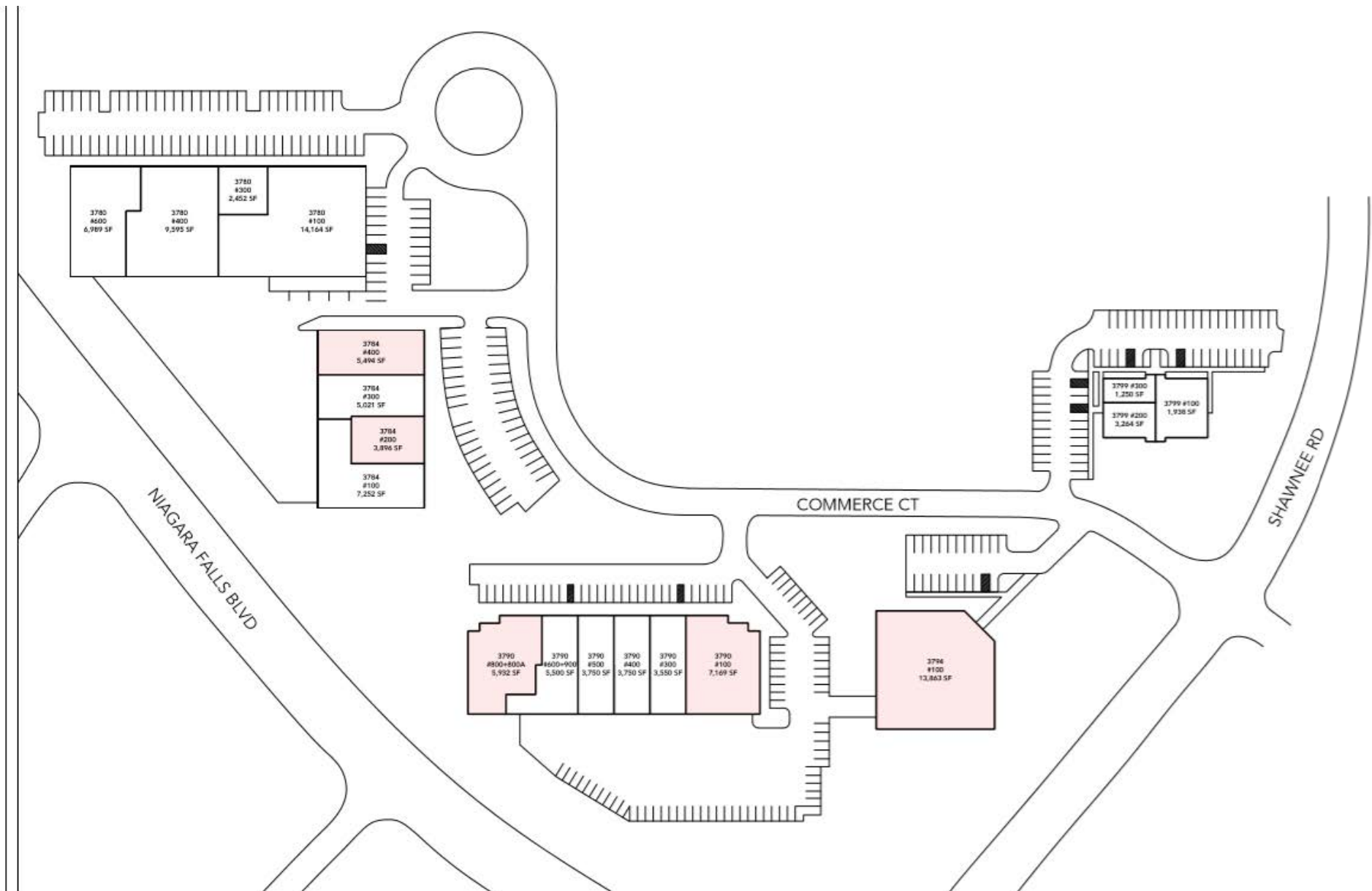
Location Map



Aerial

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Site Plan

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