


FOR LEASE

MOVE-IN READY OFFICE SPACES AVAILABLE

Property Highlights

- Move-in ready office suites available
- Suites ranging from approximately 1,000 SF to 1,900 SF
- Private offices with flexible layouts
- Reception area included (Suite C)
- Conference room and kitchenette
- Convenient client access with ample parking
- Located just south of I-290 on Niagara Falls Boulevard
- Across from one of WNY's strongest retail corridors, Boulevard Consumer Square
- Ideal for professional services, healthcare providers, executive offices, nonprofits, and client-facing businesses

Building Features

Building Size	4,577 ± Sq. Ft.
Lot Size	.95 ± Acres

Demographic

	1 Mile	3 Miles
Population	11,209	104,856
Average H.H. Income	\$87,560	\$99,243

Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

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