



FOR LEASE

2,000± OF OFFICE SPACE IN NIAGARA COUNTY

Property Highlights

- Private offices for staff and client meetings
- Kitchenette and private bathroom f
- Prominent Porter Road frontage for visibility
- Convenient parking and access for clients and employees
- Easy access to surrounding Niagara Falls/Wheatfield communities
- Strong connectivity to I-190 and other major Niagara County transportation routes
- Substantial nearby population base to support your business
- Ideal for Medical/Healthcare providers (PT, chiropractors, podiatry, etc.), Professional offices (attorneys, accountants, etc.), Training/education uses

Building Features

Building Size	2,000 ± Sq. Ft.
Lot Size	.69 ± Acres

Demographic	1 Mile	3 Miles
Population	3,046	40,041
Average H.H. Income	\$86,985	\$73,555

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

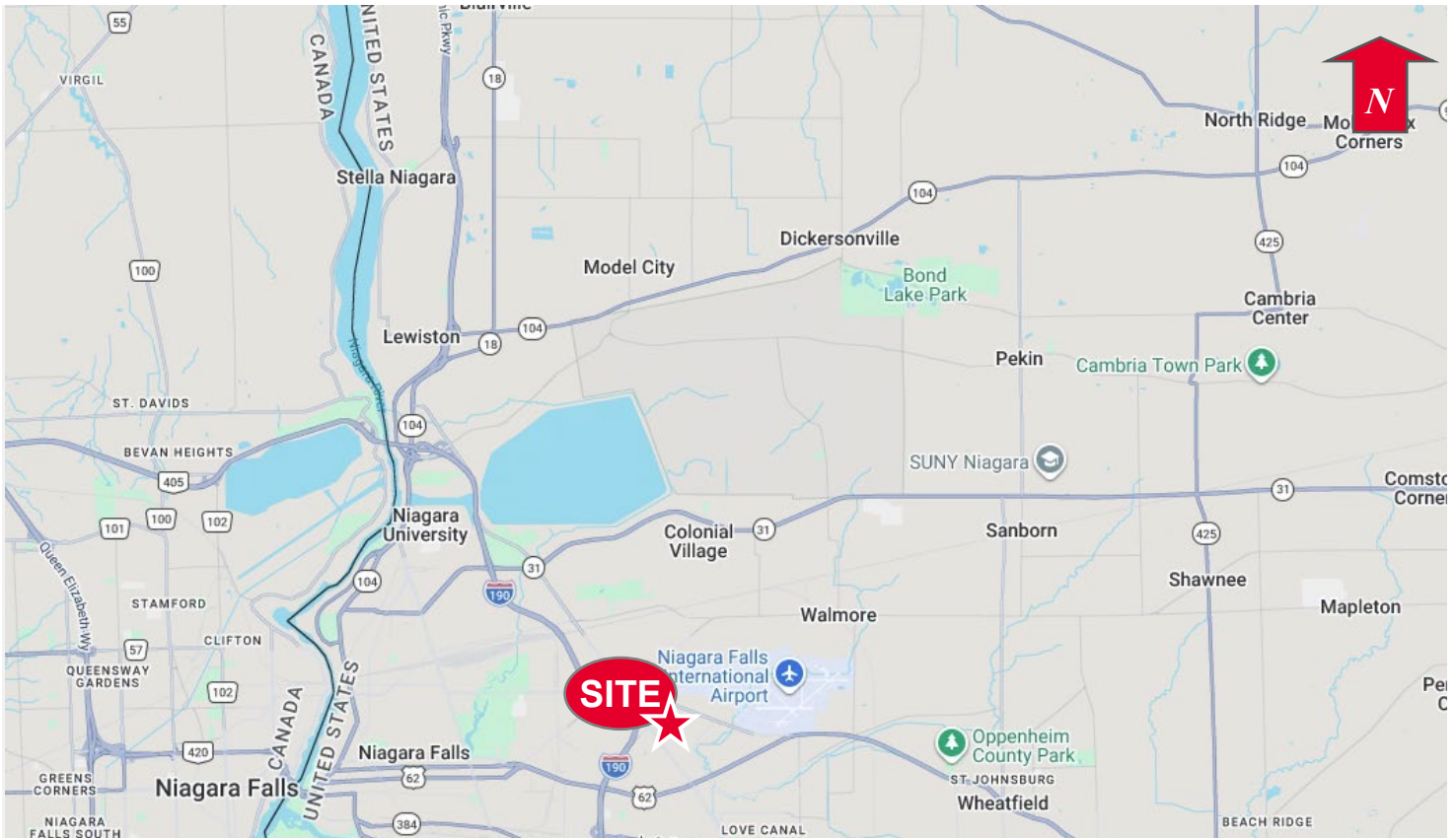
Richard Ryall Ledyard SIOR
Real Estate Salesperson
+1 716 796 7204
rledyard@pyramidbrokerage.com

Ethan Yellen
Real Estate Salesperson
+1 716 560 4931
eyellen@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com



Aerial



Location map



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**7350 Porter Road
Niagara Falls, New York**

