



Up to 12,137 SF Available

2410 NORTH FOREST

An Offering of "Class A" Office Space in Amherst, NY

The Next Generation of Office Space





▲ GRAND ATRIUM - THIRD FLOOR VIEW

Timeless architecture, performance enhancing features and a strategic location combine to position 2410 North Forest as the new signature address in Western New York for progressive businesses. 2410 North Forest offers 80,000 square feet of Class A, LEED Silver Certified office space located in the Town of Amherst.



▼ GRAND ATRIUM - SECOND FLOOR VIEW

The Next Generation "Class A" Office

KEY BENEFITS

Corporate Presence

The three-story 2410 North Forest building is situated prominently at the intersection of North Forest Road and John James Audubon Parkway, overlooking the entrance to the University at Buffalo Amherst campus and announcing its presence as the flagship building in this commercial district. 2410 North Forest represents a synthesis of sound design principles and "green" technologies to achieve an office address worthy of distinction.

Environmental Stewardship

As a LEED Silver Certified, multi-tenant office building, 2410 North Forest offers companies leasing space the opportunity to practice and promote environmental stewardship while enjoying the performance-enhancing benefits and lower operating costs that "green" building technologies create.



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A Better...and Healthier ...Place to Work

2410 North Forest, with its great location, attractive design, high-quality finishes and performance enhancing “green” features and amenities, such as a fully-equipped fitness facility, on-site cafe and underground parking, represents a better and healthier place for your employees to work. This ensures your office space reflects the right corporate image and culture and gives you a competitive edge in attracting and retaining the best employees.

A Better Bottom Line

Case studies show that a superior office environment with performance-enhancing features, like daylighting and under floor air distribution, can result in productivity increases of up to 16%. Each 1% gain in productivity is equivalent to a \$3.00 per square foot savings in occupancy costs, significantly affecting your bottom line.



▲ MAIN ENTRANCE AT NIGHT

What is LEED?



LEED stands for “**Leadership in Energy and Environmental Design**”. It is a rating system established by the U.S. Green Building Council and was formed to advance sustainable building practices.

For more information on the LEED Green Building Rating System, visit www.usgbc.org



2410 NORTH FOREST ROAD

Suite 201

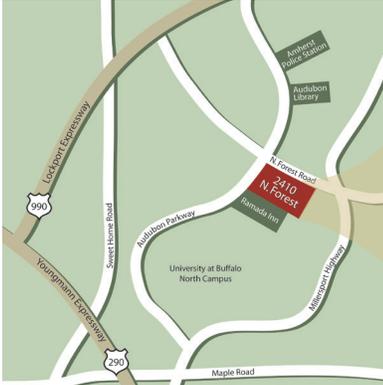
Up to 12,137 SF Available for Lease

PROPERTY DETAILS:

- Up to 12,137 SF available for lease on second floor.
- Available for immediate occupancy.
- LEED Silver certification.
- Large floor plate with perimeter glass available.
- Will subdivide and finish to suit.
- Underground heated executive parking.
- Fitness center with locker rooms and showers.



2410 North Forest - Easy Access!



About Iskalo Development Corp.

Iskalo Development Corp. is a full service commercial real estate development company. Our corporate mission is to identify commercial real estate opportunities in which long-term intrinsic value can be created and will contribute to the betterment of the region. In the process, Iskalo seeks to establish enduring and trusting partnerships with our tenants.

The company is comprised of experienced development, design, construction, leasing and property management professionals committed to excellence and exceeding expectations. It is this approach that continues to allow Iskalo Development to distinguish itself within the Western New York real estate market.

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