



4085 Seneca Street

Buffalo, NY 14224

Property Highlights

- 1,842.50 square feet
- Ample on-site parking and handicap accessible ramp
- Air conditioning
- CAM charges and taxes included, utilities additional
- Prime location with excellent visibility and accessibility
- Tenant improvement allowance negotiable
- \$2,500 per month

Current Layout

- 4 Separate offices
- 1 Open office
- 1 Open conference room
- 1 Bathroom
- 1 Break-room / storage room
- Private Entrance

GURNEY BECKER & BOURNE

REAL ESTATE & INSURANCE SINCE 1864

PUBLISHED COMPENSATION FOR ML MEMBERS ONLY
All information has been furnished by sources deemed to be reliable. Room sizes and taxes are approximate only. Fireplaces (NRTC... Not Represented as to Code), no warranty or representation is made as to the accuracy thereof and is subject to corrections, errors, omissions, withdrawal or prior sale, without written notice.



Available January 1, 2026– approximately 1,842.50 sq ft in a well-maintained commercial building near the highly visible intersection of Union Road and Seneca Street in the heart of West Seneca.

Located in a 4-office complex, this flexible space is ideal for a wide range of business types, including:

- **Professional services** (law firm, accounting, insurance, real estate)
- **Healthcare and wellness providers** (chiropractor, therapist, massage therapist, speech or physical therapy)
- **Creative and tech businesses** (marketing agency, graphic design, web development, IT support)
- **Educational or training uses** (tutoring center, language school, certification programs)
- **Specialty offices** (architecture or engineering firm, nonprofit HQ, property management, or admin offices for home care services)



Meredith Battin
Licensed Real Estate Salesperson
716-849-1234 - Office
716-228-6187 - Cell
mbattin@gurneyrealestate.com